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NEIGHBORHOOD

ANALYSIS

HAMLET, N.C.





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NEIGHBORHOOD

ANALYSIS

HAMLET, N.C.

Prepared For
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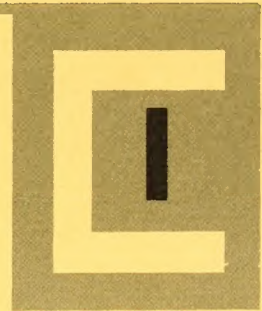
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INTRODUCTION



CHAPTER ONE

This report contains a study of blight in the Hamlet planning area and an outline for doing something constructive about it. Entitled "A Neighborhood Analysis," this work should, if successful, determine what sections of the planning area are blighted or in danger of becoming blighted. It should also identify the nature, intensity, and causes of blight if a workable program is to be established for insuring that each neighborhood in and around Hamlet consists of decent homes in a suitable living environment. A strong desire on the part of the Town Planning Board to accomplish these purposes has motivated the present endeavor.

The Neighborhood Analysis is not a separate project entire of itself, but rather an important part of Hamlet's comprehensive planning program. The interpretations, conclusions, and recommendations contained herein will be significant inputs to the decision making processes to follow in land development and thoroughfare planning. It is the fourth report in a series of study projects which the Planning Board will draw upon in formulating the above noted "master" plan for the town's growth over a twenty (20) year period. The other three basic endeavors, accomplished within the past six months, are studies of the population and economy, subdivision regulations, and a land use analysis. All are available to the public at the Town Hall.

The Neighborhood Analysis is presented in five sections. The first, or introductory chapter, outlines in some detail the goals, scope, and all factors germane to a neighborhood analysis, such as its implications for the Federal government's workable program requirements, etc. The second chapter deals with methodology, and as such contains explanations of: (1) the criteria employed to delineate neighborhood boundaries; (2) techniques of data gathering; and (3) a discussion of the approach to and conduct of the

community survey of September and October, 1966. Chapter three contains a general, slightly philosophical dissertation on the subject of blight, the principal purpose of which is to show that although the presence of physical and social indices of blight (venereal disease, tuberculosis, illegitimate births, etc.) are not to be uncritically interpreted as proof of blight per se, such factors in combination are valid as telling evidence of said condition. For this reason, careful recordation and faithful analysis of these indices are employed in this report, with tables, charts, and maps included, wherever appropriate. The fourth chapter is related to blight in Hamlet, and is framed and written using the terms and concepts developed and explained in the previous three chapters. Herein are detailed the population, economic, and housing conditions that are found in Hamlet, both area-wide and within each delineated neighborhood. Each such section is analyzed separately, with the primary causes or concomitants of blight isolated in each instance. The fifth, and final, chapter is devoted to a summary of the Planning Board's finding upon the subject of blight in Hamlet and recommendations for a broad course of action geared to remedying existing and preventing future conditions of blight.

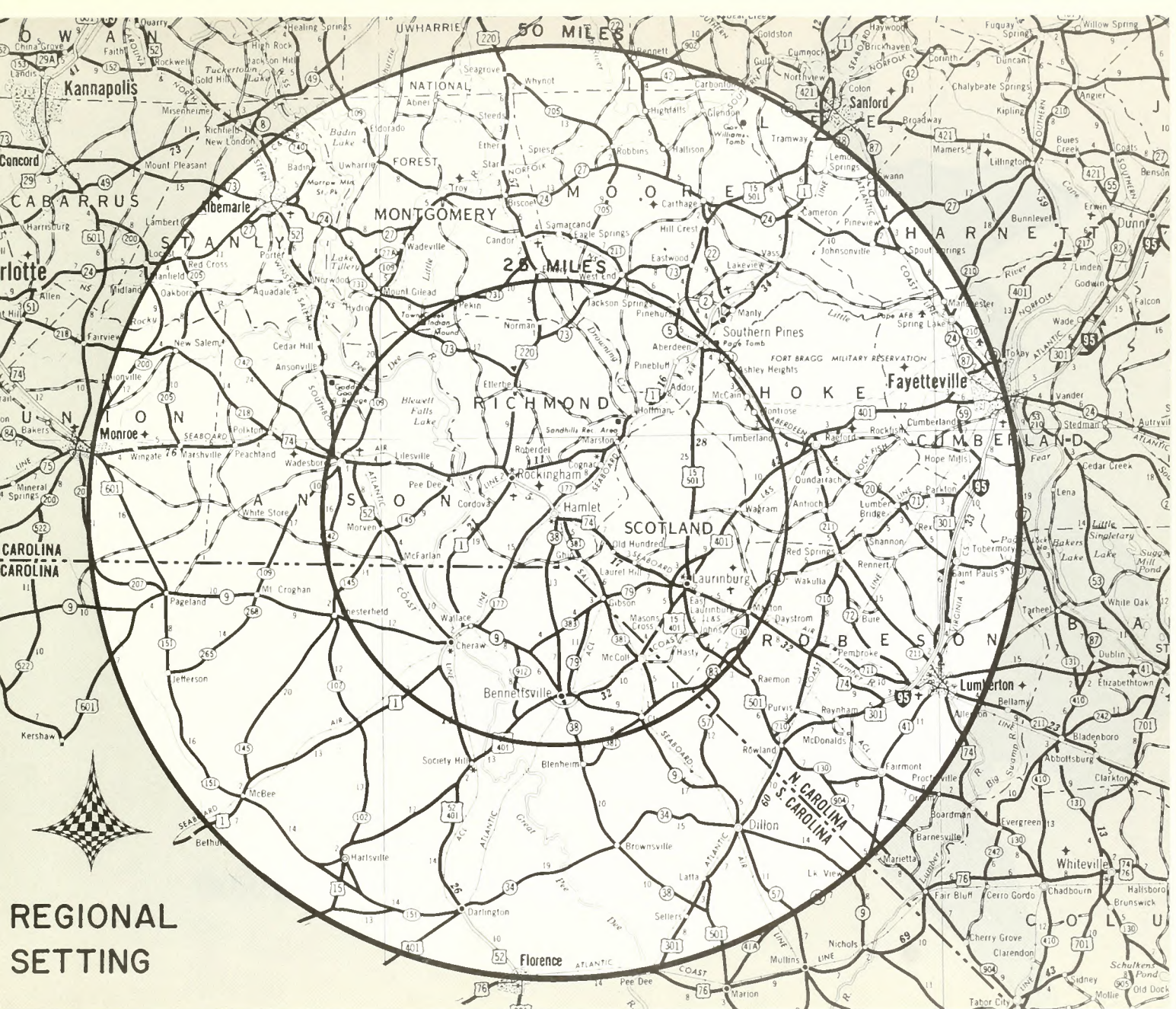
Goals, Scope, and Relevant Facts

This study is aimed at motivating local action that will result in forestalling future and correcting present residential blight. The study will seek to coordinate all the available resources in an orderly way, assigning priorities and spelling out the relationships of the various activities in order to help produce maximum results.

It is also the purpose of this study to inform and stimulate the body of influential businessmen, professionals, and citizen leaders whose opinions and actions have a profound effect upon policy and action for housing and community development.

A study of this nature is usually oriented in the following directions, all of which can be described as ideal goal statements:

- (1) the elimination of blighted pockets that cannot be economically rehabilitated;
- (2) the improvement of properties that can be economically rehabilitated;
- (3) the preservation of currently sound housing and neighborhoods by slowing down their rate of obsolescence;
- (4) the provision of new housing on both cleared and vacant land in sufficient quantity and of satisfactory quality to meet housing needs of low income groups; and
- (5) the provision of such community services as necessary to correct deficiencies in social activities.



50 MILES

25 MILES

REGIONAL SETTING



EXISTING LAND USE

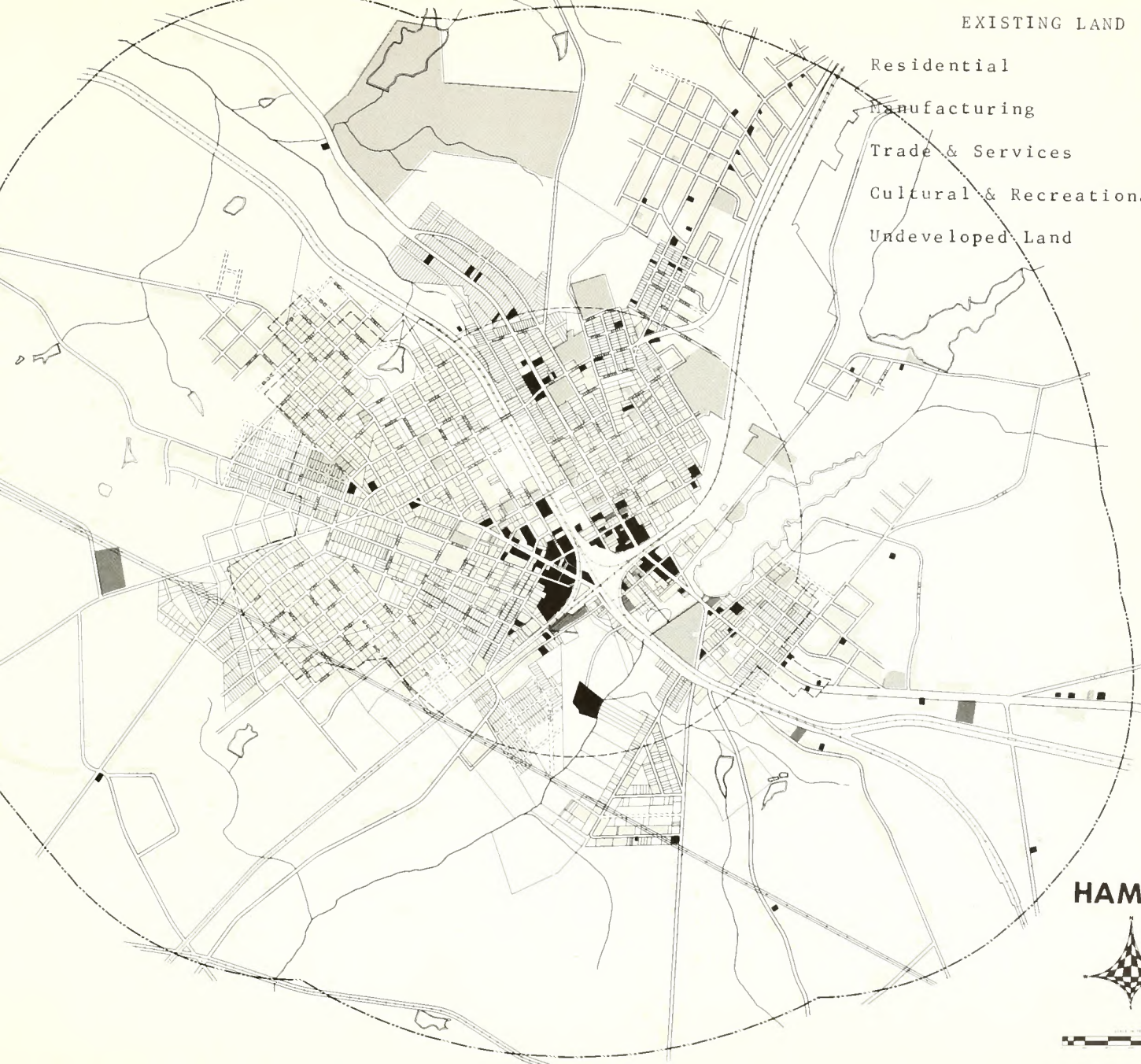
Residential

Manufacturing

Trade & Services

Cultural & Recreational

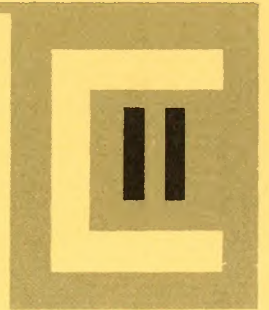
Undeveloped Land



HAMLET



METHODOLOGY



CHAPTER TWO

METHODOLOGY

Criteria for District Selections

In a neighborhood analysis, a community is divided into systematic units or neighborhoods for study purposes. Some neighborhood boundaries are delineated by following intangible lines of homogeneity with respect to social, economic, physical, or other characteristics which make for an identifiable entity. Included in this category of boundary definitions are geographic lines, changed land contours, rivers, and all physical barriers, such as rail lines and major thoroughfares. Sometimes a neighborhood boundary is demarcated on the basis of its service radius, such as a school-oriented neighborhood based on walking distance to an elementary school.

The delineation of neighborhoods in Hamlet is in part based upon the 1960 Census Bureau's enumeration districts and physical boundaries such as railroads, major streets, and changes in land use (see Map of Neighborhoods).

Data Gathering Techniques

Information on housing conditions, blight, and blighting influences comprise a necessary element in a neighborhood analysis study. The United States Bureau of the Census provides a broad measure of general conditions of housing within the corporate limits of municipalities. Since the Hamlet planning area includes the one mile fringe beyond the town, the staff found it necessary to expand upon (and update) statistics obtained from Census reports. To do this, an exterior survey of dwelling units was conducted within the

above planning area during the month of September, 1966. The survey was used to measure the extent of residential structural deterioration. Following an appraisal of the above data, the neighborhoods where blight was found significantly high were isolated for further study.

Staff Survey

Data on family characteristics were gathered from interviews of persons residing in neighborhoods where the proportion of blighted housing was found to be significantly large. This information was compiled by a sample survey of 20-30 percent of all families residing in substandard housing. The questionnaire utilized during each family interview covered such items as the family size, age groups, sex breakdowns, and income. It was also used to determine whether each unit was owner occupied or renter occupied, the amount of rent paid, and the adequacy of facilities within or without the unit (such as hot or cold running water, bath and toilet fixtures).

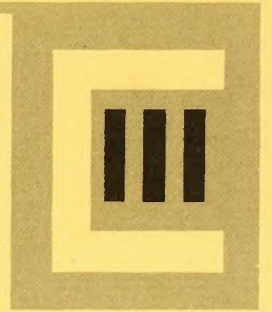
Other Data Gathering

Health, educational, welfare, fire and police protection data were also compiled and correlated to provide a general measure of housing and environmental conditions in a neighborhood. This was accomplished through a series of interviews and meetings with the members of the various professions in the Hamlet area. The purpose of these meetings was to obtain further facts that would help in the Planning Board's effort to understand the study areas.

The data gathered will help the Planning Board to determine what type of action is necessary for the improvement of conditions throughout the community. Housing census

data, correlated with information gathered from records of the health, welfare, school, police, fire and other agencies, affords a clearer insight into the basic causes of blight in each neighborhood. These statistical data are necessary in the decision-making process with regard to type of treatment best suited for upgrading the areas in question.

BLIGHT IN GENERAL



CHAPTER THREE

Blight

It is assumed that when buildings become dilapidated and overcrowded, their occupants can be said to care little about high standards of living and even less about the buildings. If this is so, then it must also be true that such conditions place a strain on the daily living habits of occupants. Facilities within dilapidated and overcrowded dwellings are often so inadequate that it is nearly impossible to maintain minimum sanitary standards. In large part because of the overcrowding, dilapidation, and lack of adequate sanitary facilities, diseases frequently mushroom and spread rapidly; in short, a vicious cycle is sometimes created under these circumstances which, if tolerated, will feed upon and perpetuate itself.

Major characteristics of neighborhood blight may be divided into two general categories: physical and social. The delineated neighborhoods will be studied and evaluated individually according to these criteria. Comparisons, where applicable, should reveal the extent of blight in each area. Determination of the type and extent of corrective actions necessary in relation to the comprehensive plan will be introduced following each evaluation.

Major factors in neighborhood blight may be physical, such as serious dilapidation of structures, inadequate utility lines, or obsolete street patterns. In these cases, the best treatment might be early clearance and redevelopment. Other physical types of blight indices may stem from the absence of adequate controls against air pollution, fumes, and noise. These influences are policy matters extending beyond the boundaries of a particular neighborhood. The latter conditions can lead to neglect, deterioration and blight just as surely as the former circumstances.

Measurement of Blight

The delineated neighborhoods will be studied and evaluated individually according to physical, social and economic criteria. Comparisons, where applicable, shall reveal the extent of blight in each area. Determination of the type and extent of corrective actions necessary in relation to the comprehensive plan will be introduced following each evaluation.

Condition of Residential Structures

The structural condition of a housing unit is the most apparent index of blight. While structural deterioration in itself is not the disease, it is a clear symptom of existing or encroaching social and economic blight.

Structural conditions were surveyed rating all structures according to three classifications similar to those used by the Census Bureau:

Sound: Applies to structures which have no defects or only slight defects which are corrected during the course of regular maintenance. Examples of slight defects include: portions of the house needing paint, slight damage to porch or steps.

Deteriorating: Applies to structures needing more repair than would be provided during the course of regular maintenance but are economically feasible to repair. Examples of defects in deteriorating structures include: holes, open cracks, rotted, loose, or missing materials over a small area of the foundation, floors, or ceilings; rotted or loose window frames, broken or loose stair treads.

Dilapidated: Applies to structures that are unfit and unsafe for human habitation. Such housing has one or more critical defects resulting from continued neglect or lack of repair. Examples of critical defects include: holes, open cracks, rotted, loose or missing material over a large portion of the foundation, outside walls, floors or ceilings. It is not economically feasible to rebuild such structures.

Methods of Eradicating Blight

The housing problem may be attacked on three fronts:

(1) Conservation: This program is designed to save or conserve those areas of the city that are in good condition. Its objective is to maintain buildings in good condition by keeping them repaired, by protecting them through zoning and proper subdivision design and through strict enforcement of the building, fire, health, and zoning codes. It is also necessary to provide adequate community facilities and services. This type of program requires the greatest citizen responsibility to his neighborhood.

(2) Rehabilitation: This program is designed to combat blight where blight has been allowed to creep in over the years because of inadequate preventative measures. These areas need repairing or "rehabilitation." The schools may be adequate; the streets may not be in good condition. Most buildings are soundly built and need only to be repaired. Areas in need of rehabilitation often have problems other than building repair. There may be need for a neighborhood park, or the zoning of the area may need revision. Portions of the street pattern may also need changing to improve circulation and reduce the conflict between vehicles and pedestrians.

Areas selected for rehabilitation are in need of an effective upgrading program carried out jointly by the private owners and/or the public agencies so that blight is not allowed to become slums.

(3) Redevelopment: Redevelopment is directed towards those areas of the city that have been allowed to get so run-down that it is not economical to repair them. These structures would be torn down and rebuilt because they have become slum areas. Slums usually cost more to service than they return in revenue. Thus the good areas of the community have to subsidize the slums.

The redevelopment of slum areas is accomplished by removing all the dilapidated buildings, improving the street and utility systems, and then selling the land by public bids for development in accordance with the town's master plan for growth.

Social Blight

Social factors can also contribute to blight. The very processes of economic development, such as industrialization and increased urbanization, can add to social and health problems of a community. When due regard is paid to the regulation of working hours, housing conditions, hygiene, and other social requirements, then ill health and social strain need not be the inevitable consequence of such economic development. Formerly, bacteriological pollution of water and food was one of the most common causes of disease; today, chemical pollution is a greater danger. Industrial processes spew out an enormous variety of toxic chemicals which contaminate the water we drink and the air we breathe. Danger issues from the combustion of fuels and from automobile exhausts. The stresses of modern life can induce nervous tensions, disorders, juvenile delinquency, and crime. The railroad life involves occupational hazards that can be of a mental as well as physical

nature. While the general state of health and life expectancy in Hamlet today, as elsewhere in the nation, is far more favorable than it was years ago, complications such as noted above are greater today than was ever true in the past.

The medical and social problems listed above indicate that certain crucial questions of management must be put forth and answered.

Social Factors Affecting Blight

1. Tuberculosis: Tuberculosis is a communicable disease and has every advantage of spreading in blighted areas where buildings are dilapidated or overcrowded and where personal environment and sanitation is substandard. Tuberculosis is caused by tubercle bacillus; however, the majority of people who are exposed to the bacilli do not contract the disease. While the exact nature of this occurrence remains elusive, it, nevertheless, tends to occur more frequently in blighted areas than elsewhere. Data concerning the residence of persons who have contracted tuberculosis between 1959-1963 was obtained from the North Carolina Fund Study of Richmond County, and the Richmond County Health Department.
2. Venereal Disease: The causes of venereal disease are many: the lack of education regarding the consequences of certain acts; the unwillingness or inability to maintain cleanliness or follow the accepted moral code are, among others, some of the causes. Poor physical environment also tends to enhance venereal disease. Data concerning residence of persons treated for this disease between 1959-1963 was obtained from the North Carolina Fund Study of Richmond County.
3. Illegitimate Births and Juvenile Delinquency: Both are indices of antisocial behavior. They tend to occur more frequently in poverty-stricken areas. However, our data relies

exclusively on cases reported. "Juvenile offenders coming from 'good' homes stand better chances than do their lower-class counterparts of being 'let off' with stern reprimands before their cases reach the courts. It is also known that persons of sufficient means may, when faced with the prospect of illegitimate birth, leave the city to 'visit an old aunt' or take some other action to avoid the social stigma attached to illegitimacy."* Nevertheless, these facts do not alter the basic premise that both are closely related to lack of education, low incomes, poor physical environment, and lack of recreational outlets. Data was obtained from the North Carolina Fund Study (1959-1963).

4. Crimes Against People and Property: Adult arrests for crimes against persons and property portray a direct assault on community social and legal precepts reflecting social disorganization and serious trouble. Occupants of blighted areas tend to feel resentful, irresponsible and alienated from the rest of the society. Low standard of education, lack of recreational outlets and apathy in general play a major part in generating incidence of crime in its various degrees. Data obtained from the North Carolina Fund Study cover the period between 1959-1963.
5. Welfare Cases: People who live in poor environments are generally the least capable of providing for themselves an adequate standard of living. Bad sanitation, overcrowded and unhealthy environment often cause bad health, striking down the family's breadwinner. When this happens, the family is left without visible means of support, thereby worsening the situation. The end result is increased private and public welfare costs.

* Brooks, Mike, "The Dimensions of Poverty in North Carolina," Monograph No. 1, June, 1964, The N. C. Fund, Durham, N. C., p. 49.

Data obtained from the Richmond County Welfare Department covers three areas of welfare aid: old age assistance, aid to families of dependent children, aid to the permanently disabled (1959-1963).

6. Traffic Accidents, Street Conditions, and Fire Calls: The number of accidents in an area does not in itself imply that the area is blighted or has slum conditions. However, it does indicate evidence of inadequate street conditions, such as bad intersections, overloaded thoroughfares, etc., and, when considered in conjunction with other information, reflects the poor physical condition of the environment. So it is with the number of fire calls. In itself, it has little significance but must be used in conjunction with other evidences.

The unpaved streets in essence are more a psychological than a functional detriment. Unless traffic is heavy on a street, in which case that passage would probably be paved, the unpaved access road would express a feeling of apathy on the part of the residents and lack of enthusiasm on the part of their elected leaders. Furthermore, since most cities pave minor roads only upon petition and then assess property owners for it, areas of absentee ownership of low value residences are most likely to remain unpaved. Apart from that, unpaved streets also encourage dirt and disease.

Data collected from the Hamlet Police Department and the Hamlet Fire Department cover a period from July, 1965 through August, 1966, and the unpaved streets were documented during a field survey, September, 1966.

7. School Dropouts: Within any city, regardless of its overall proportion of low-income families, it is highly probable that dropouts will be concentrated most heavily among the poor. Low family income encourages a youth to drop out of school. When he does, chances are his earning capacity will never be great. Slums cause other bad effects; for example, poor or no light in a house makes it hard to study and hard to achieve

good grades which sometimes causes dropouts. Dropouts (see map) come from all varieties of income levels and neighborhoods. Dropouts in Hamlet, however, are curtailed to some extent due to lack of job opportunities for the youth, making it less desirable to drop out of school (see Economy Report).

Data collected from the Richmond County Board of Education and the North Carolina Fund cover the period between 1959-1963.

8. Infant Mortality: Infant mortality is usually associated with poor physical, educational, and health environment. Although the rate is small, it correlates with blighted areas. Data collected from the North Carolina Fund covers the period between 1959-1963.

Note: The blight indices plotted on the maps are general in location to protect those citizens of Hamlet connected with any of the above cases.

TABLE 1
SELECTED INDICES OF BLIGHT

	Neighborhood One			Neighborhood Two			Neighborhood Three			Neighborhood Four		
		1,327			1,999			1,198			858	
Total Population	Number	Number per population	Rank	Number	Number per population	Rank	Number	Number per population	Rank	Number	Number per population	Rank
Substandard Housing	154	11.6%	2	262	13%	3	116	9.7%	1	127	14.8%	4
Tuberculosis	0	0	1	9	.45%	3	4	.33%	2	0	0	1
Venereal Disease	1	.08%	1	23	1.2%	3	22	1.8%	4	2	.2%	2
Illegitimate Births	14	1.1%	2	33	1.7%	4	10	.8%	1	13	1.5%	3
Juvenile Delinquency	15	1.1%	2	39	1.9%	3	10	.8%	1	7	.8%	1
Crimes Against Persons	70	5.3%	2	121	6.1%	4	52	4.3%	1	49	5.7%	3
Crimes Against Property	13	1.0%	1	76	3.8%	4	45	3.7%	3	20	2.3%	2
Traffic Accidents	40	3.0%	4	2	0.1%	1	22	1.8%	3	9	1.0%	2
Welfare Cases	67	5.0%	3	81	4.0%	2	43	3.6%	1	50	5.8%	4
Fire Calls	26	2.0%	3	29	1.5%	2	30	2.5%	4	11	1.3%	1
Infant Mortality	4	0.3%	1	8	0.4%	2	3	0.3%	1	4	0.5%	3
School Dropouts	52	3.9%	4	45	2.3%	2	39	3.2%	3	15	1.7%	1

BLIGHT IN HAMLET

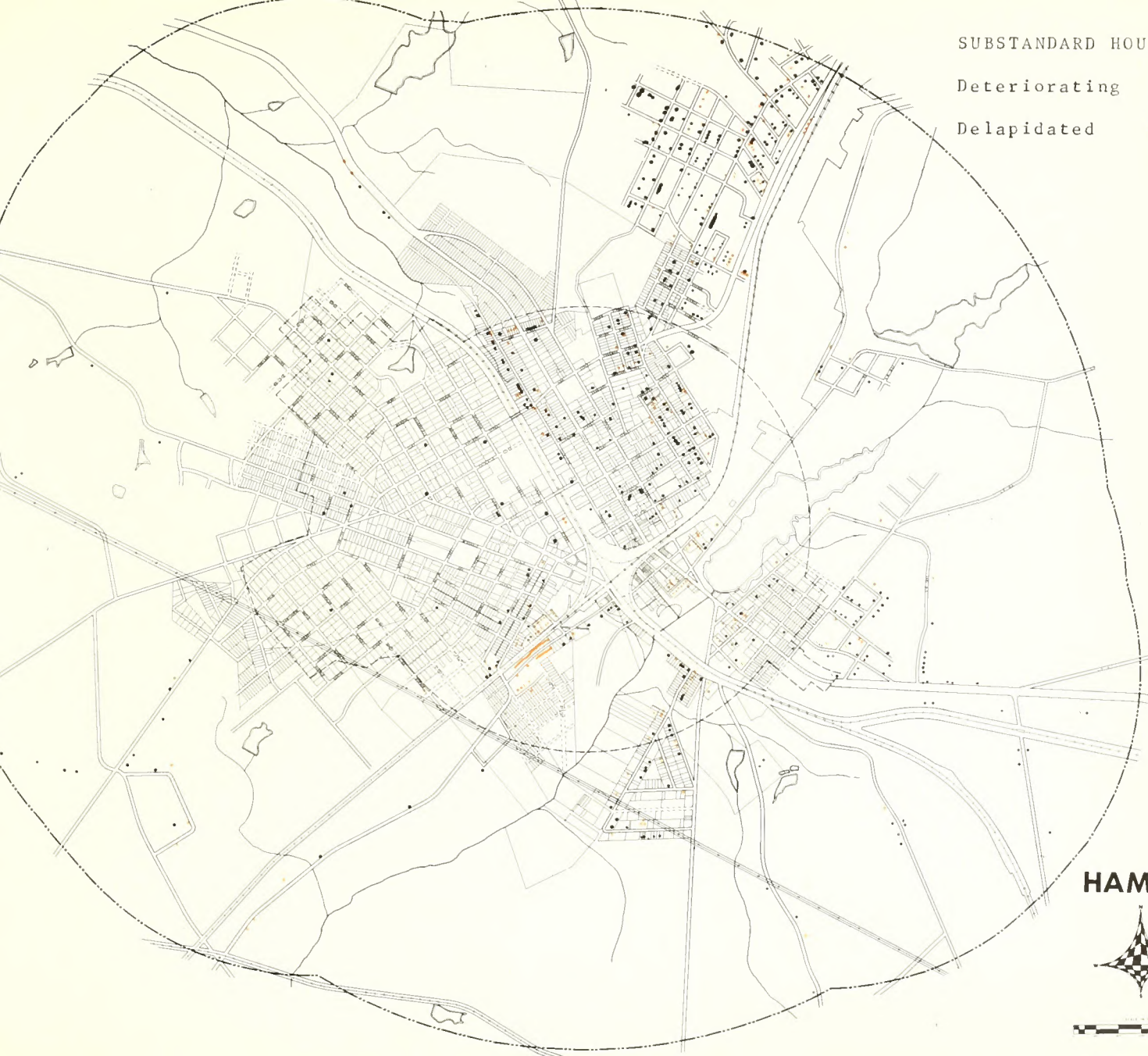


IV

SUBSTANDARD HOUSING

Deteriorating .

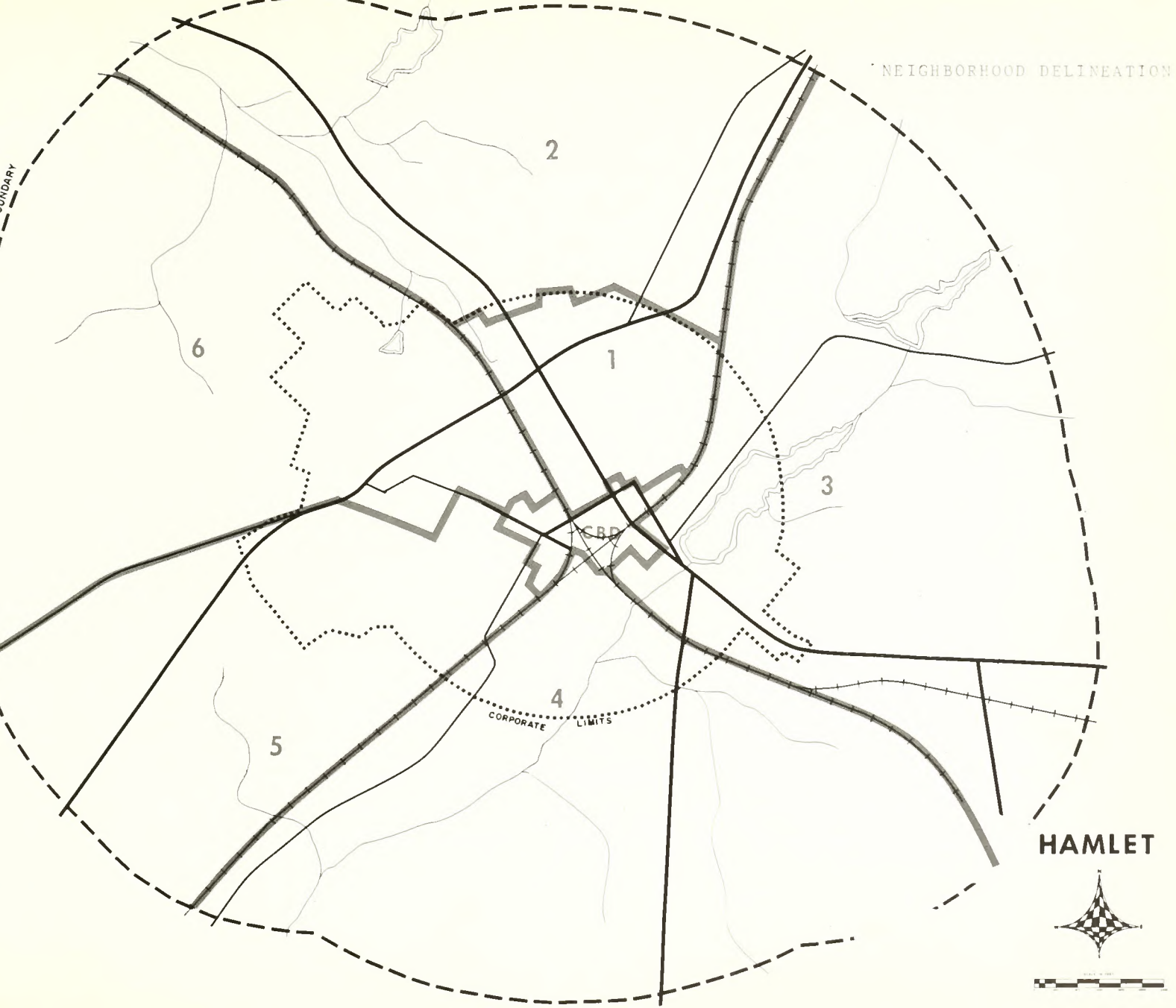
Delapidated .



HAMLET



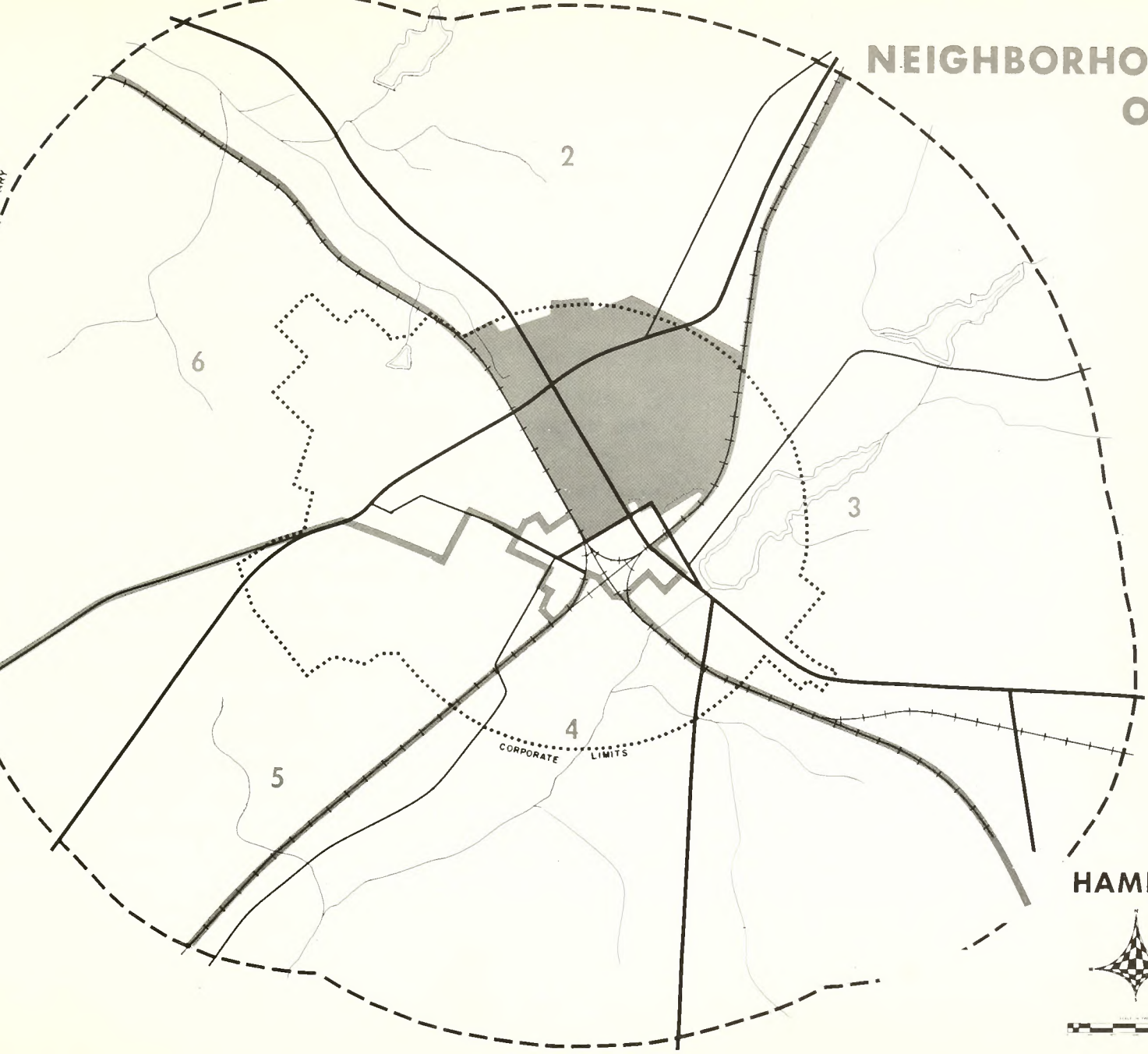
NEIGHBORHOOD DELINEATION



HAMLET



NEIGHBORHOOD ONE



4
CORPORATE LIMITS

HAMLET



CHAPTER FOUR

Blight in Hamlet

A specialized analysis of blight in Hamlet was conducted by focusing (analytically) upon four carefully chosen neighborhoods, distinguished on the map (opposite page) and in the text as Neighborhoods One through Four. Each is discussed separately in the following pages.

NEIGHBORHOOD ONE

Neighborhood One is a triangular shaped area located directly north of Hamlet's Central Business District. With slight variations, its western and eastern boundaries are the Seaboard Rail Lines, its northern boundary is the town limits, and its southern boundary is Raleigh Street and the Seaboard Rail Lines.

There are currently 531 dwelling units in this district with an average family size of 2.5 per unit. The population numbers approximately 1,327.

The primary land use within this district is single family dwellings. Commercial development, for the most part, is generally confined to less than three areas along Hamlet Avenue, King and Fremont Streets. Industrial development is concentrated adjacent to the railroad east of the area.

Most of the land in this neighborhood is developed. However, a substantial amount of vacant land is located in the northern sector. Development of the remainder of the vacant parcels is slow (due in part to the declining growth rate throughout Hamlet).

Of the 531 dwelling units in this district, 36, or 6.8 percent, are dilapidated and 118, or 22.2 percent, are deteriorating. Expressed differently, these figures mean that Neighborhood One has a total of 154, or 29 percent, substandard housing and 377, or 71 percent in sound condition. The substandard units are not congregated in one area; rather, they are scattered in small pockets over the entire neighborhood.

The table below presents a precise deteriorating-dilapidated breakdown for substandard housing in Neighborhood One.

STRUCTURAL CONDITIONS - NEIGHBORHOOD ONE

<u>Condition</u>	<u>Number of Dwelling Units</u>	<u>Percent</u>
Sound	377	71.0
Deteriorating	118	22.2
Dilapidated	36	6.8

A detailed statistical summary of the family, age group, housing, income, sex, race, and ownership characteristics of the resident population in Neighborhood One is presented at the conclusion of this chapter; also appended in this location is a capsule breakdown of the neighborhood's record of social indications of blight.

It is interesting to note, and consistent with the previous chapter's assumptions, that while the average family size for Neighborhood One is only 2.5 persons per unit, families residing in blighted housing areas showed considerably higher average family size characteristics. Furthermore, of 44 families interviewed, 7 percent live in homes with 1.01 or more persons per room (1.01 or more persons per room is considered crowding).*

* Mace, Ruth L., "Housing in North Carolina," Institute of Government, University of North Carolina, Chapel Hill, N. C., August, 1964, pp. 5 and 6.

Finally, 6 of the above 44 families interviewed indicated their dwelling units lacked either a bathtub, shower, or both. These statistics highlight conditions of overcrowding which may foster distress of varying kinds.

The substandard housing conditions, although admittedly only 29 percent of the total units in the neighborhood, nevertheless, give good cause for concern.

One other noteworthy fact discovered in the course of the survey research had to do with the owner-renter breakdown existing in this neighborhood. Sixteen out of 44 families interviewed in this neighborhood indicated an annual income of less than \$3,000, and the average renter expressed an ability to pay no more than \$40 per month rent, including utility charges. Furthermore, a good percentage of the converted single family homes that comprise much of the substandard housing stock in Neighborhood One is quite old (25 years or more) and lacks either plumbing, adequate heating facilities, or both.

Ownership ratios tend to produce several consequences related to housing conditions in a neighborhood. Among the motives for homeownership expressed in a survey, pride of ownership was predominant.* It would appear that a case for the existence of a relationship between homeownership and concern for neighborhood conditions could be made; therefore, homeownership would be relevant to the study of blight.

Recommended Treatment

Of the four neighborhoods studied, Neighborhood One has the lowest incidence of substandard housing conditions. According to the sample survey findings, most of the houses are owner-occupied, a fact which is reflected in better care for the structures. The nature

* Meyerson, Martin, "Housing, People and Cities," McGraw-Hill, Inc., New York, 1962, p. 198.

and extent of structural deterioration calls for conservation activity which, of course, is least expensive of all remedial efforts. Rehabilitation of the deteriorated structures should follow. As of now, two major low rent housing projects are anticipated in this neighborhood which should alleviate this latter condition. The two areas earmarked for the projects are: (1) the block surrounded by Washington Avenue, Seaboard, Pine, and Aberdeen Streets; and (2) most of the block surrounded by Wilmington and Raleigh Streets and West Avenue.

A park is situated in the northern part of the neighborhood surrounded by King and Spring Streets and Washington Avenue. Hamlet Avenue High School is located one block south and west of the park, making for a healthy relationship between school and play. The citizen of Neighborhood One could derive much pleasure from development of what is referred to as a "neighborhood center." Creation of a focus for this area may be accomplished through activating community recreational programs such as a flower show, bazaar or some other civic or church program in the park and school area. The existing park already has the potential to supply such a pivotal feature.

Among the adverse social factors in Neighborhood One are a surprisingly high percentage of welfare cases and school dropouts. However, the number of welfare cases is inflated because of the existence of the New Hope and Fisher's Rest Homes where a high concentration of public assistance cases are situated. These two institutions are city-wide and do not necessarily reflect conditions in Neighborhood One.

Vehicular accidents in this neighborhood amount to 32 percent of all town incidents, which seems to be a rather high figure. Major spots for high rates of accidents, according to police records of 1965-1966, show the corners of King Street and Hamlet Avenue (8), King Street and Spring Street (4), Raleigh Street and Hamlet Avenue (6), and Raleigh Street and Spring Street (5) to be the most dangerous areas. Although the street layout and traffic lights seem adequate, a major portion of through traffic must pass through Hamlet

Avenue and Spring Street. The records show a high rate of accidents occurring all along Hamlet Avenue; it is, therefore, presumed the above mentioned through traffic is at least partially responsible for the high rate of accidents. Widening Hamlet Avenue and Spring Street is advisable; even more advisable, however, is the strict enforcement of traffic regulations and speed limits. It is also recommended that directional signs facilitating through traffic be improved and placed more prominently so as to allow ample time for drivers to make necessary adjustments prior to making a turn.

TABLE 2
NEIGHBORHOOD ONE - SOCIAL AND ECONOMIC CHARACTERISTICS

No. families living in blighted areas interviewed - 44

<u>Family Size</u>	<u>White</u>	<u>Nonwhite</u>	<u>Age Group</u>	<u>White</u>	<u>Nonwhite</u>
1	3	2	Under 5	3	4
2	12	5	5 - 14	12	9
3	4	5	15 - 24	8	9
4	4	3	25 - 34	6	9
5	4	-	35 - 44	10	7
6	-	1	45 - 54	10	4
7	-	-	55 - 64	11	8
8+	-	1	65+	16	3
Total	<u>27</u>	<u>17</u>	Total	<u>76</u>	<u>53</u>

Sex

<u>Breakdown:</u>	<u>White</u>	<u>Nonwhite</u>
Male	35	24
Female	41	29
Average Family Size:	White - 2.82	Nonwhite - 3.12
Overall Average Family Size	- 2.93	

Family Income

	<u>White</u>	<u>Nonwhite</u>
Under 2,000	4	5
2000 - 2999	8	7
3000 - 4999	9	4
5000 - 6999	5	1
7000 - 7999	1	-
8000+	1	-

Housing

	<u>White</u>	<u>Nonwhite</u>
Renter occupied	3	6
Owner occupied	24	11
Houses with 1.01 or more persons per room	3	
Percent of houses with 1.01 or more per room	7%	
Houses with hot and cold water	24	13
Houses with only cold water	2	4
On property but not inside	1	-
Houses with flush toilet	26	17
No flush toilet	1	-
With bathtub or shower	24	14
No bathtub or shower	3	3

Rent*

	<u>White</u>	<u>Nonwhite</u>
Less than \$20	-	-
20 - 29	-	2
30 - 39	-	2
40 - 49	1	1
50 - 59	1	1
60 - 69	1	-

* Monthly rent includes electricity, gas, water heating.

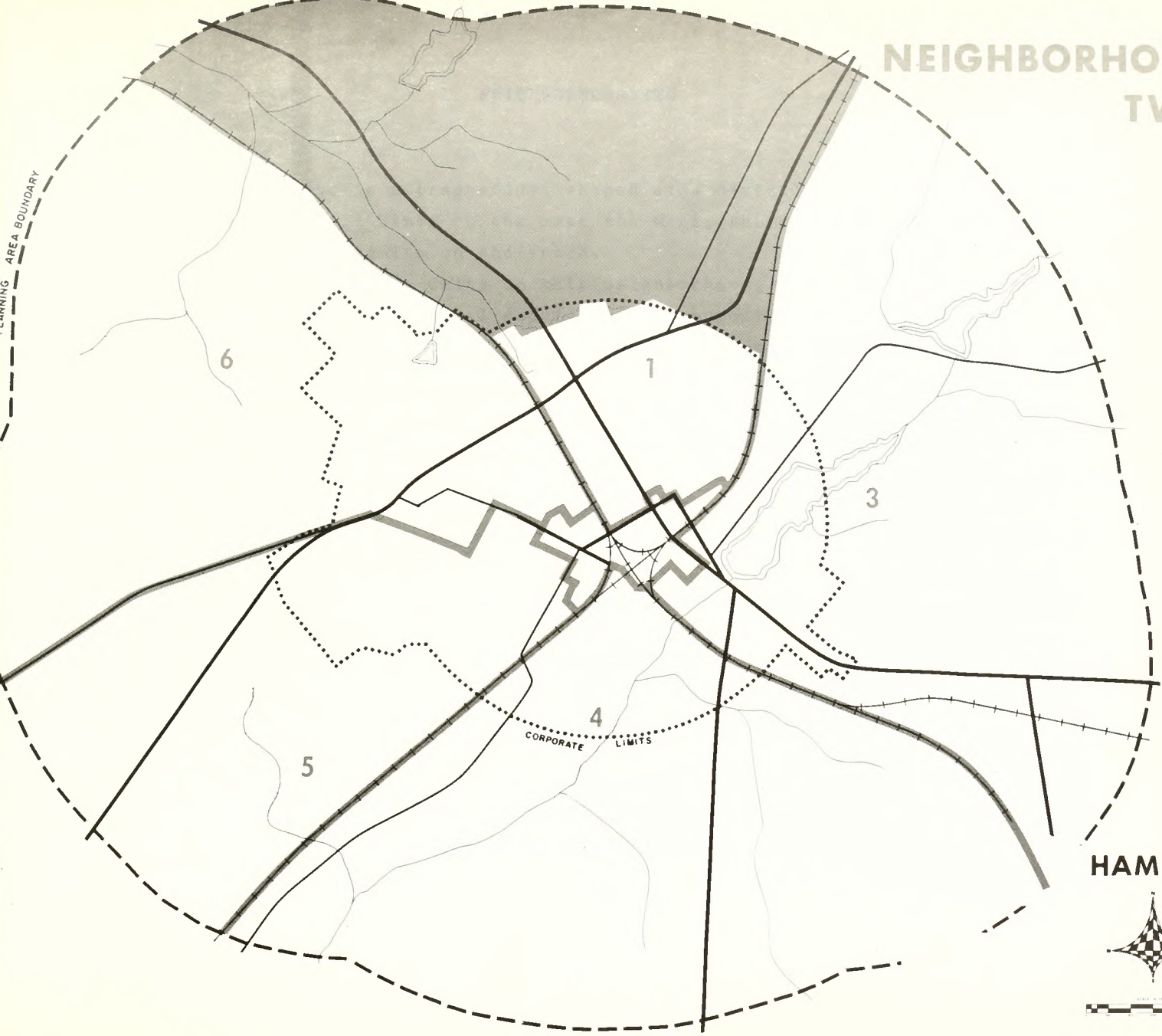
Social Indices

Social factors, reflecting poor environmental conditions in Neighborhood One, are presented on the following table:

- 1 venereal disease case, or 6.3 percent of total (16);
- 14 illegitimate births, or 18.4 percent of total (76);
- 15 juvenile delinquency cases, or 17.6 percent of total (85);
- 70 crimes against persons cases, or 18.7 percent of total (374);
- 13 crimes against property cases, or 5.8 percent of total (225);
- 40 vehicular accidents, or 32 percent of total (125);
- 67 welfare cases, or 25.9 percent of total (259);
- 26 fire calls, or 17 percent of total (151);
- 52 school dropouts, or 24 percent of total (214); and
- 4 infant mortality cases, or 20 percent of total (20).

NEIGHBORHOOD TWO

PLANNING AREA BOUNDARY



HAMLET



NEIGHBORHOOD TWO

Neighborhood Two is a trapezoidal shaped area directly north of Neighborhood One, bounded by the Seaboard Rail Lines on the east and west, the one-mile fringe area boundary on the north, and the town limits on the south.

There are 476 dwelling units in this neighborhood, with the average family size being 4.2 persons per unit. The total population is approximately 1,999 persons.

Land use in this district is mainly devoted to residential activities, although commercial development occurs in pockets scattered throughout the district, especially along Harley Ferry Street. A substantial number of these commercial cells occur in the vicinity of dwelling units, thus causing a considerable degree of conflicting land uses.

Of the 476 dwelling units in this district, 262, or 55 percent, are substandard. The precise deteriorating-dilapidated breakdown for substandard housing in Neighborhood Two is presented in the table below.

STRUCTURAL CONDITIONS - NEIGHBORHOOD TWO

<u>Condition</u>	<u>Number of Dwelling Units</u>	<u>Percent</u>
Sound	214	45.0
Deteriorating	187	39.3
Dilapidated	75	15.7

These substandard dwelling units are scattered throughout the area in clusters; unfortunately, their sphere of influence usually envelopes whole blocks or series of blocks.

Unsurprisingly enough, the survey showed the average size of families residing in substandard housing (4.43) exceeding that of the average family size (4.2) for the neighborhood as a whole. Coupled with larger family size is the high number of persons living under conditions of near poverty (under \$3,000 per year). In this category were 22 out of 37 families interviewed. None of the renter-occupied families indicated a monthly rent of over \$40. Three out of five renter-occupied families interviewed indicated a monthly rent of less than \$20, including utilities expenses. Families whose average size is 4.43 living in shelters such as these, with no toilet, bathtub or shower (25), or running water inside the structure (12), must face unfavorable circumstances for adequate growth. The unfortunate fact is that 27 percent of all houses in Neighborhood Two are overcrowded (1.01 or more persons per room).

With regards to social factors affecting the area, Neighborhood Two is the poorest of all neighborhoods studied in Hamlet.

Consider these statistics:

- (1) Neighborhood Two is responsible for 35.9 percent of all reported cases of venereal disease;
- (2) Neighborhood Two is responsible for 56 percent of all reported cases of tuberculosis;
- (3) Neighborhood Two is responsible for 43.4 percent of all reported illegitimate births;
- (4) Neighborhood Two is responsible for 45.9 percent of all reported juvenile delinquency; and
- (5) Neighborhood Two is responsible for 40.0 percent of all reported infant mortality.

It would appear that low income, low educational attainment, and low grade housing have a major contributing influence for the presence of such adverse social conditions in Neighborhood Two.

Recommended Treatment

When housing and social factors in Neighborhood Two are combined, the resulting welfare problem statistics give ample cause for concern. These conditions appear to result from combinations of low income, poor housing, poor education, little opportunity, and other disadvantages that frequently lead to loss of hope. If the present trend continues, the residential area will soon be one big mass of dilapidation. The area is presently sprinkled with pockets of rundown structures that will increasingly infect the entire area if it is not corrected.

The local street pattern has no logic to it. Aside from the numerous dirt streets in the area (see Street Conditions Map in the Appendix) and lack of street names, the pattern of accesses pursues no sense of sequence or organization. A great number of streets in the eastern sector of the neighborhood just fizzle out, leaving the driver or pedestrian at a loss for direction.

Despite the fact that vacant land is bountiful in this neighborhood, parks and playgrounds, community or neighborhood centers, or similar facilities are absent.

With this description of the problems confronting Neighborhood Two, promotion of community services and facilities, and better housing, seem to lead the list of required community actions. Since 55 percent of the residential structures are substandard, the recommended treatment in this instance is conservation, rehabilitation, and redevelopment. Rehabilitation and conservation, as well as clearance and rebuilding, will halt the march of deterioration and stimulate the community into renewed and healthy growth. With such a

program, nonconforming uses which exist can be removed, older buildings can be restored before they mar the neighborhood, and newer buildings can be kept in sound condition. Most important of all, the missing amenities, including parks and playgrounds, can be added.

Neighborhood Two is outside the corporate limits. A major issue, in this case, is, therefore, how to broaden the area of jurisdiction in Hamlet to include unincorporated areas that do not have programs of their own. It is, therefore, recommended that Hamlet initiate an Annexation Study to determine the feasibility of including the area as soon as possible. The Annexation Study would also determine whether or not other developed and undeveloped areas lying outside the current town boundary should be annexed. Once the blighted areas are annexed, the municipality can then undertake the necessary redevelopment program.

As for inadequate or absent community facilities and recreational needs, a neighborhood park is proposed west of and adjacent to the Capital Highway Elementary School. The school is centrally located and, with a park complementing it, could very well become a focus for the neighborhood. Community activities, outside of two private social clubs, presently leave something to be desired. New recreation facilities, including the above proposed park, should mobilize latent energies towards community life. The current enrollment in the Capital Highway Elementary School is 358. The school's capacity is 350. A school expansion is in order if enrollment increases substantially, as anticipated. Also needed are sidewalks in the vicinity of the school. The improvement and rearrangement of the thoroughfare system in the neighborhood should accompany the housing improvement programs.

More disturbing than inadequate housing and community facilities is the growing awareness that a sizeable portion of Neighborhood Two citizenry stand outside the town's economic life and the opportunity it offers. Available data show clearly that poverty in Hamlet is a problem of individuals, families and groups with "poverty-linked" characteristics

that make it difficult or impossible for them to fit into the economy. The first issue poor people raise is a job. Without a job, a father is a failure to his family and to himself. Alleviating poverty means achieving higher levels of employment. In our market economy, full economic activity means more jobs for everyone. What is more, when we deal with poverty we are dealing with human beings. To be sure, funds spent to help the poor are an investment in human resources, but they also affect human rights, human dignity and human liberty. It is, therefore, strongly recommended that all current public and private programs and policies designed to alleviate poverty in Hamlet and its one-mile extra-territorial area be examined and evaluated in terms of whether they contribute to or deduct from the prime requisites to success in alleviating poverty-economic growth and high levels of employment.

The two Manpower Development Projects to begin on April 10 and conducted by the Richmond Technical Institute are a step in the right direction. However, other programs should be looked into. For example, Hamlet has not taken advantage of a 1965 Federal law which allows needy children to earn up to fifty (50) dollars each (one hundred and fifty dollars a family) a month without any reduction in the family's welfare payments. Legislation proposed to the current or future General Assembly of North Carolina would allow adults in such families to also earn up to fifty (50) dollars a month without reductions in assistance payments.

TABLE 3
NEIGHBORHOOD TWO - SOCIAL AND ECONOMIC CHARACTERISTICS

<u>No. families living in blighted areas interviewed - 37</u>					
<u>Family Size</u>	<u>White</u>	<u>Nonwhite</u>	<u>Age Group</u>	<u>White</u>	<u>Nonwhite</u>
1	-	2	Under 5	1	17
2	-	5	5 - 14	4	40
3	1	6	15 - 24	7	29
4	2	4	25 - 34	1	13
5	2	5	35 - 44	2	15
6	-	4	45 - 54	5	16
7	-	3	55 - 64	1	7
8+	-	3	65+	-	6
<u>Total</u>	<u>5</u>	<u>32</u>	<u>Total</u>	<u>21</u>	<u>143</u>

<u>Sex</u>	<u>White</u>	<u>Nonwhite</u>	<u>Family Income</u>	<u>White</u>	<u>Nonwhite</u>
<u>Breakdown:</u>					
Male	12	67	Under 2,000	-	8
Female	9	76	2000 - 2999	-	14
Average Family Size:		White - 4.2	3000 - 4999	1	8
		Nonwhite - 4.47	5000 - 6999	2	2
Overall Average Family Size		- 4.43	7000 - 7999	2	
			8000+		

<u>Housing</u>	<u>White</u>	<u>Nonwhite</u>	<u>Rent*</u>	<u>White</u>	<u>Nonwhite</u>
Renter occupied	-	5	Less than \$20	-	3
Owner occupied	5	27	20 - 29		1
Houses with 1.01 or more persons per room		10	30 - 39		1
Percent of houses with 1.01 persons per room		27%	40 - 49		
Houses with hot and cold water	5	9	50 - 59		
Houses with only cold water	-	6	60 - 69		
On property but not inside	-	12			
No running water	-	5			
Houses with flush toilet	5	7			
No flush toilet	-	25			
With bathtub or shower	5	7			
No bathtub or shower	-	25			

* Monthly rent includes electricity, gas, water, heating.

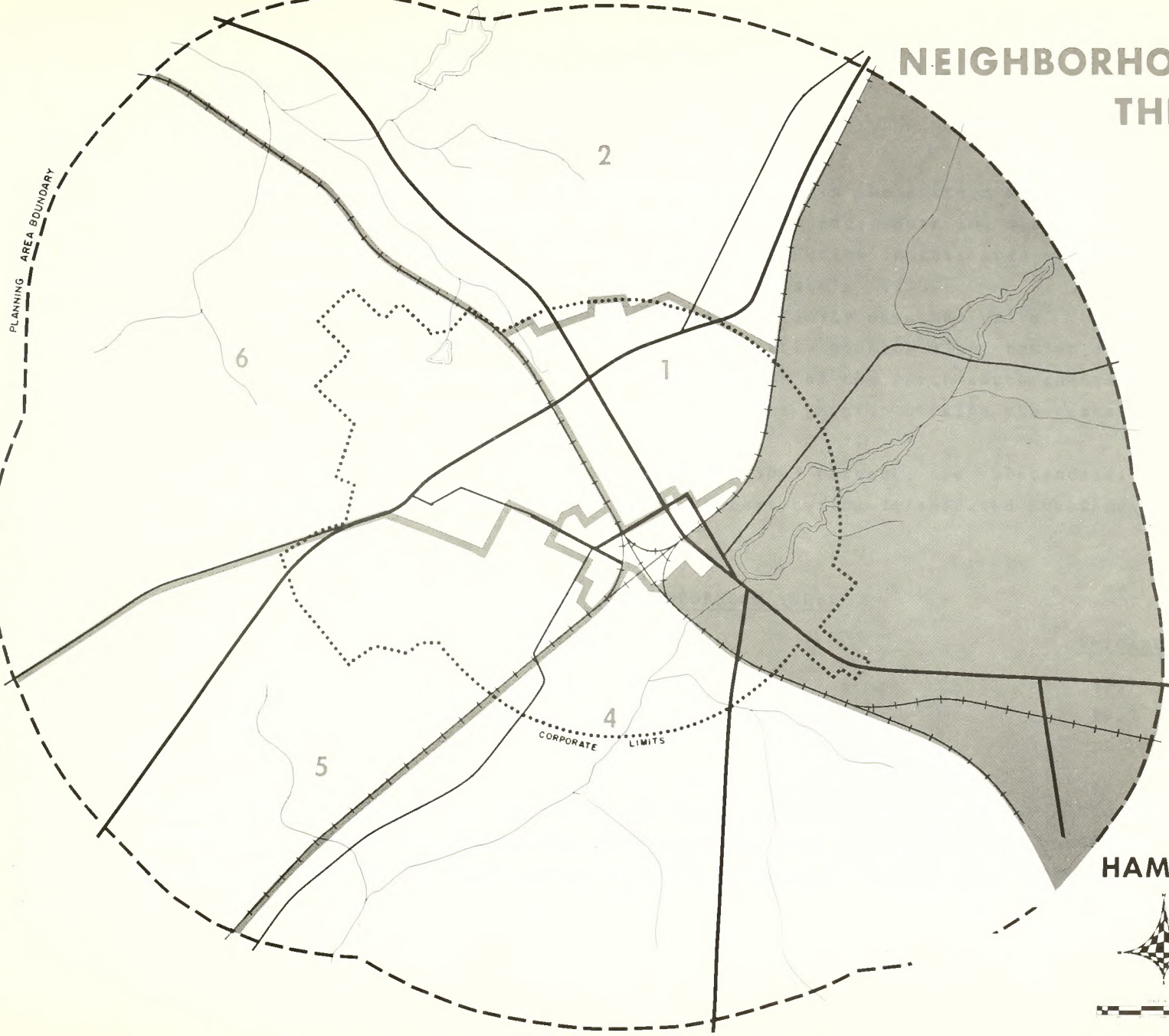
Adverse social factors affecting the area:

- 9 tuberculosis cases, or 56 percent of total (16);
- 23 venereal disease cases, or 35.9 percent of total (64);
- 33 illegitimate birth cases, or 43.4 percent of total (76);
- 39 juvenile delinquency cases, or 45.9 percent of total (85);
- 121 crimes against persons, or 32.3 percent of total (374);
- 76 crimes against property, or 33.8 percent of total (225);
- 2 traffic accidents, or 1.6 percent of total (125);
- 81 welfare cases, or 31.3 percent of total (259);
- 29 fire calls, or 19.2 percent of total (151);
- 8 infant mortality cases, or 40 percent of total (20); and
- 45 school dropouts, or 21 percent of total (214).



NEIGHBORHOOD THREE

PLANNING AREA BOUNDARY



HAMLET





NEIGHBORHOOD THREE

Neighborhood Three is a large triangular shaped area in the eastern sector of the study area. It is bounded by the Seaboard Rail Lines on the north, south and west, and the one-mile fringe boundary on the east. There are 379 dwelling units in this area with an average family size of 3.16. The population numbers approximately 1,198.

The developed land is primarily devoted to single family detached units. Commercial development is small and confined to numerous little pockets along Hamlet Avenue. Industrial development abuts the railroad at the intersection of the north-south and east-west rail lines. Most of the land is vacant, especially that portion outside the present town limits.

Of the 379 dwelling units in this area, 116, or 30.3 percent, are substandard. The following table presents this same information in deteriorating-dilapidated substandard classifications.

HOUSING CONDITIONS - NEIGHBORHOOD THREE

<u>Condition</u>	<u>Number</u>	<u>Percent</u>
Sound	263	69.7
Deteriorating	74	19.2
Dilapidated	42	11.1

The street map illustrates the extent of unpaving current in the area. Although the unpaved streets shown are not in the more developed areas of the tract, this condition could partially discourage future development of these locations. Street signs are

nonexistent in most cases, and the street pattern is confusing. The reason for this confusion is due mainly to unopened streets and trails that have been blazed through the neighborhood for short cuts, creating a chaotic crisscrossing of paths and grooves.

Social factors affecting the neighborhood are listed at the end of this discussion. Statistically, the neighborhood rates better than Neighborhood Two, with lower percentages of tuberculosis (25 percent), venereal disease (34.4 percent), school dropouts (18.2 percent), and infant mortality (15 percent). However, Neighborhood Three, while being responsible for less adverse social factors than Neighborhood Two, is smaller than this neighborhood in population and in the total number of dwelling units. Despite this mitigating circumstance, the social picture, combined with the housing conditions in major substandard areas, does portray much distress in the neighborhood. The substandard housing is mainly scattered throughout the area except for a concentration on Lakeside Drive and Spring Street.

Although the average family size of those families living in substandard housing is higher than the overall average family size of the neighborhood, the family size is relatively small compared to those of other neighborhoods. About half the number of families interviewed indicated an annual income of less than \$2,000. Using a 20 percent ratio of rent/income as a guideline, a family with an annual income of \$2,000 can pay no more than \$33 per month rent. Most of the renter-occupied families interviewed, however, indicated that they were paying between \$50-\$70 rent per month. Thirty-nine percent of the housing covered in the interview possessed no toilets, bath, or shower, and 26 percent indicated overcrowdedness (with 1.01 persons or more per room).

Recommended Treatment

Neighborhood Three is endowed with two large water bodies, Hamlet Lake and Boyd's Lake. The housing located in the vicinity of these lakes have not, unfortunately, taken

advantage of the potential afforded by these resources. The dilapidated housing is mainly concentrated in the west corner of the neighborhood adjacent to the business district. The rest of the dilapidation is interspersed with deteriorating structures throughout the neighborhood. There does not seem to be a specific locational pattern or sequence to deterioration. The above concentration of dilapidation, as in other neighborhoods, obviously calls for redevelopment. In renovating or redeveloping the small blighted pockets, local officials should not feel completely confined to reordering the present grid pattern. South of Hamlet City Lake between Second and Fifth Streets, a cluster design reorientation can be applied that will take full advantage of the nearby Hamlet City Lake (see sketch).

As compared with the previous two neighborhoods discussed, this area's public facilities are reasonably good. The neighborhood school facilities are used year round, and a recreation director is usually hired for the summer months to supervise recreation in Neighborhood Three as well as the entire town. The North Carolina Guard Armory at the confluence of Lakeside Drive and the town limits is planning programs to accommodate a public basketball court and shuffle boards. Teenage dances are also held once a month at the Armory. These and other programs, such as tennis and swimming tournaments, are oriented towards the entire community of Hamlet, particularly the nearby Neighborhood Three.

According to the 1966 enrollment figures, the two schools in Neighborhood Three have a combined enrollment of 466 students. East Hamlet Grammar School has an enrollment of 260 students and is operating at capacity; Fayetteville Street School has an enrollment of 206 students and is also operating at its capacity. The schools in this neighborhood, as in other Hamlet neighborhoods, are not adequate for present and future needs (see the Land Use Analysis for a more detailed statement). While the total enrollment anticipated may not dramatically exceed the present student body (3,150 and 3,250 in 1970 and 1980, respectively, versus 3,098 in 1966), the proposal of a new high school in the offing should help to diminish the pressures on school facilities. Instead of on-site expansion within

an existing school or schools, the new high school, which will accommodate all the high school students, will free the other high school structures to house programs of a community service nature.

TABLE 4
NEIGHBORHOOD THREE - SOCIAL AND ECONOMIC CHARACTERISTICS

No. families living in blighted areas interviewed - 23

<u>Family Size</u>	<u>White</u>	<u>Nonwhite</u>	<u>Age Group</u>	<u>White</u>	<u>Nonwhite</u>
1	-	2	Under 5	0	16
2	-	3	5 - 14	5	19
3	1	1	15 - 24	3	11
4	2	7	25 - 34	1	6
5	1	3	35 - 44	5	6
6	-	2	45 - 54	2	4
7	-	1	55 - 64	0	4
8+	-	-	65+	-	6
Total	4	19	Total	16	72

Sex

<u>Breakdown:</u>	<u>White</u>	<u>Nonwhite</u>
Male	6	34
Female	10	35
Average Family Size:	White - 4.0	Nonwhite - 3.74
Overall Average Family Size	- 3.87	

Family Income

	<u>White</u>	<u>Nonwhite</u>
Under 2,000	-	10
2000 - 2999	-	1
3000 - 4999	1	6
5000 - 6999	2	2
7000 - 7999	-	-
8000+	1	-

Housing

	<u>White</u>	<u>Nonwhite</u>
Renter occupied	2	6
Owner occupied	2	13
Houses with 1.01 or more persons per room	6	
Percent of houses with 1.01 or more persons per room	26%	
Houses with hot and cold water	3	11
Houses with only cold water		
On property but not inside	1	5
No running water	-	1
Houses with flush toilet	3	10
No flush toilet	1	9
With bathtub or shower	3	10
No bathtub or shower	1	9

Rent*

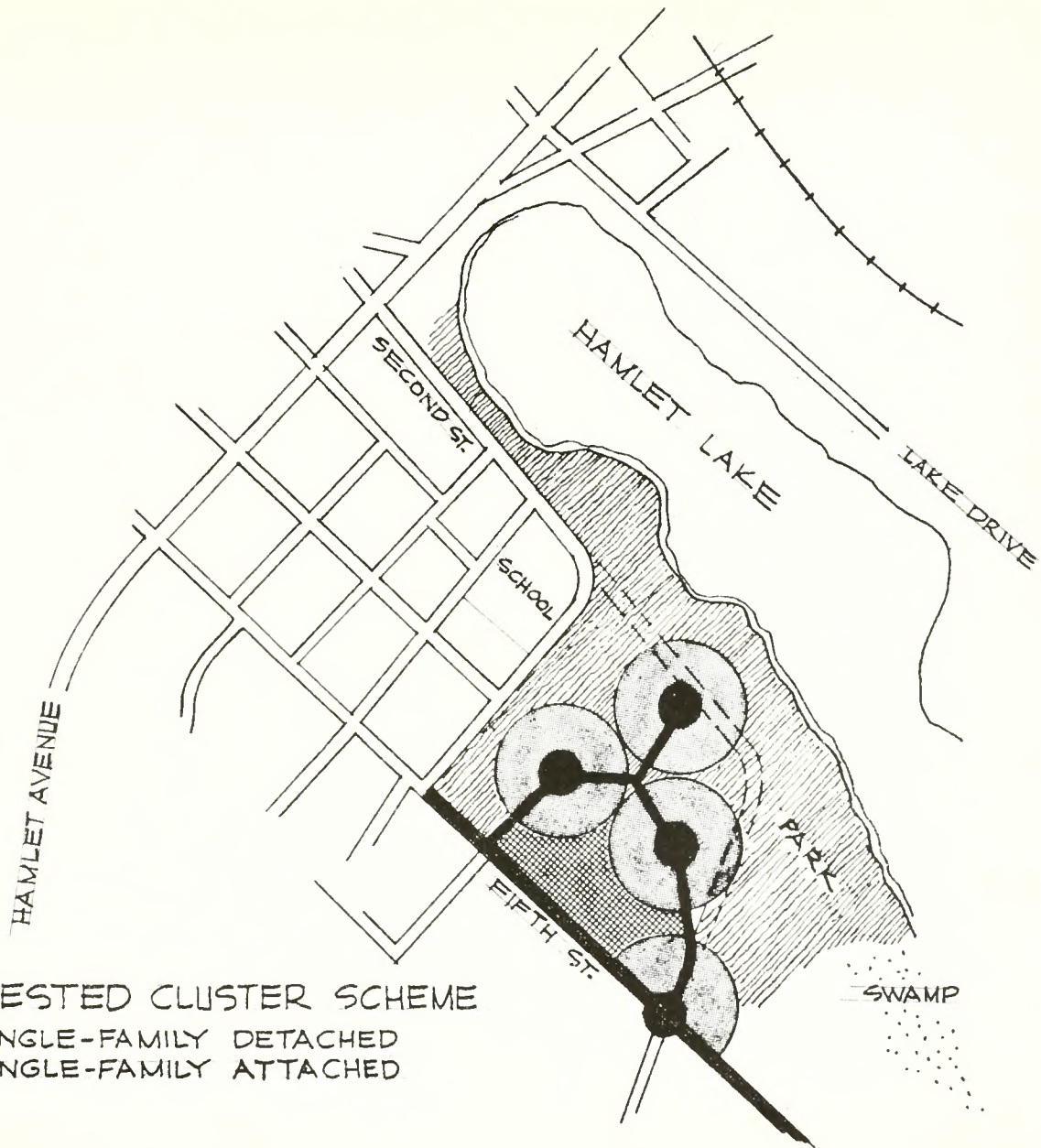
	<u>White</u>	<u>Nonwhite</u>
Less than \$20	-	-
20 - 29	-	-
30 - 39	-	2
40 - 49	-	-
50 - 59	1	1
60 - 69	1	3
70 - 79	-	-

* Monthly rent includes electricity, gas, water, heating.

Social Factors

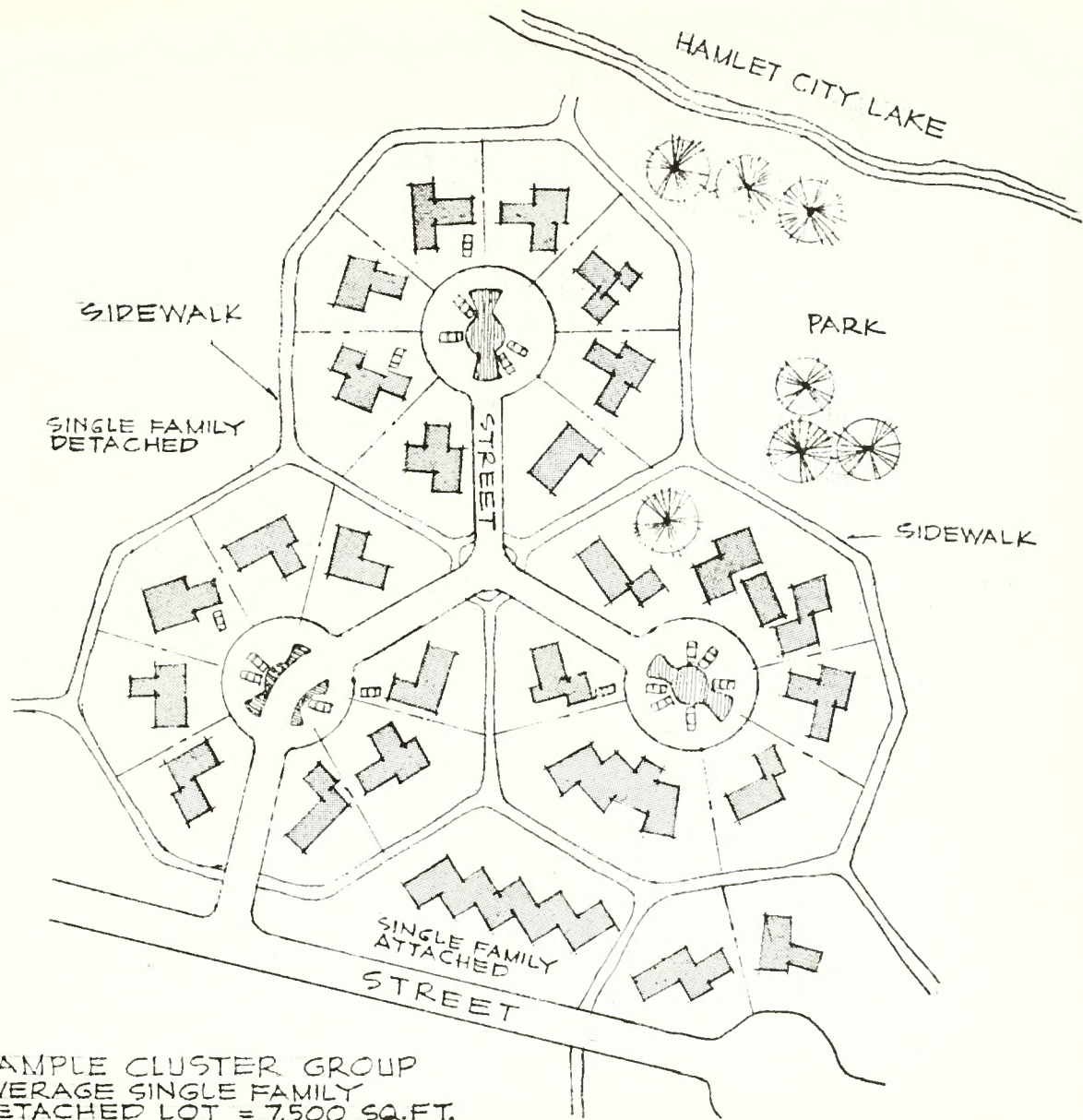
Social factors influencing poor environmental conditions in Neighborhood Three are:

4 tuberculosis cases, or 25 percent of total (16);
22 venereal disease cases, or 34.4 percent of total (64);
10 illegitimate births, or 13.2 percent of total (76);
10 juvenile delinquency cases, or 11.8 percent of total (85);
52 crimes against persons, or 13.9 percent of total (374);
45 crimes against property, or 20 percent of total (225);
22 traffic accidents, or 17.6 percent of total (125);
43 welfare cases, or 16.6 percent of total (259);
30 fire calls, or 19.8 percent of total (151);
39 school dropouts, or 18.2 percent of total (214); and
3 infant mortality cases, or 15 percent of total (20).

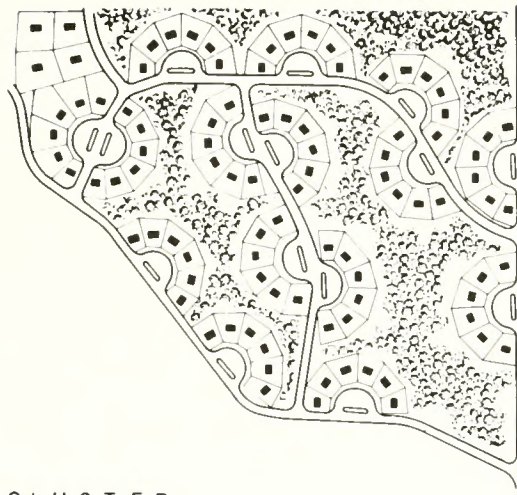


SUGGESTED CLUSTER SCHEME

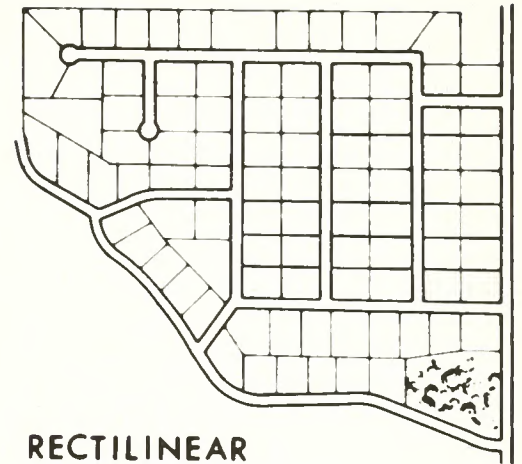
- SINGLE-FAMILY DETACHED
- SINGLE-FAMILY ATTACHED



SAMPLE CLUSTER GROUP
AVERAGE SINGLE FAMILY
DETACHED LOT = 7,500 SQ. FT.



CLUSTER



RECTILINEAR

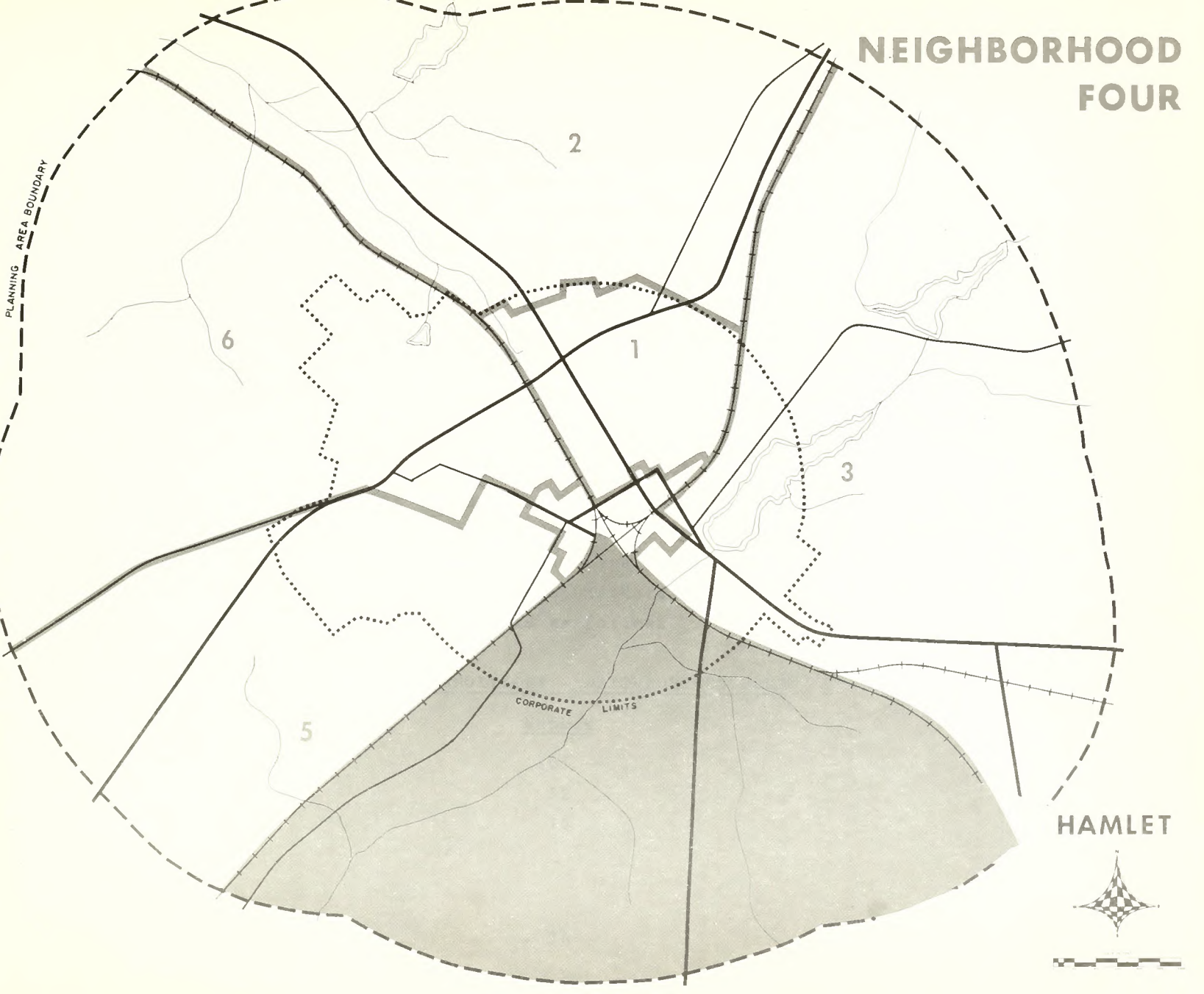


CURVILINEAR

Note: These three possible subdivisions of a development tract with ninety-four lots show cluster pattern, left; rectilinear pattern, top right; and curvilinear plan, bottom right. Only 6,000 lineal feet of streets are needed for cluster. Grid calls for 12,000 feet, curvilinear layout needs 11,600 feet. Lots in the cluster plan were reduced from one acre to three-quarters of an acre to provide added privacy and less maintenance expense. The number of lots (94) remains the same as in the other two layouts permitting the "saved" balance, approximately one-half of the area of the tract, to be devoted to open part.

Source: Urban Land Institute, technical bulletin 40

NEIGHBORHOOD FOUR



PLANNING AREA BOUNDARY

2

6

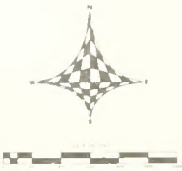
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3

5

CORPORATE LIMITS

HAMLET



NEIGHBORHOOD FOUR

Neighborhood Four comprises the triangular quadrant located directly south of the Hamlet Central Business District. Its east and west boundaries are the Seaboard Rail Lines; its southern boundary is the one-mile planning area boundary. There are 232 dwelling units in Neighborhood Four with an average family size of 3.7. The approximate area population is 858 persons. The small amount of commercial activity conducted in this neighborhood is confined to the corner of Bridges and Spear Streets. Industrial development is limited to areas north of Bridges Street between Spear and Main Streets and in smaller parcels adjacent to the rail lines. Most of the land in the area, however, is undeveloped. Large wedge-shaped pockets of vacant land currently predominate among all kinds of land use found in Neighborhood Four.

Of the 232 units mentioned above, 127, or 54.7 percent, are substandard. This is the highest percentage of blight found in any of the neighborhoods in Hamlet. This picture would become more dismal if that portion of the neighborhood lying within the present town limits were to be considered separately. There are 82 units in this portion, 75, or 91.5 percent, of which are in poor condition or substandard. Overall, the substandard housing condition breakdown in Neighborhood Four is as follows.

HOUSING CONDITIONS - NEIGHBORHOOD FOUR

<u>Condition</u>	<u>Number</u>	<u>Percent</u>
Sound	105	45.3
Deteriorating	52	22.4
Dilapidated	75	32.3

A map at the back of this chapter illustrates street conditions and general layout and also indicates to the observer the inefficiencies thereof. Most collector streets connect with a major access road at acute angles. In other instances, the streets just terminate in dead-ends. In all cases, there are no indications, in the form of signs or other measures, to alert the driver or pedestrian to these endings.

With regards to adverse social indices, Neighborhood Four has fewer blighting factors, except for the high number of welfare cases reported. This generally favorable social condition is a little surprising in light of the high rate of substandard housing known to exist in Neighborhood Four.

According to the survey, families interviewed who lived in substandard housing indicated an average size of 4.0 compared with 3.7 for the whole neighborhood. This is consistent with the situation detected in the other neighborhoods studied that families living in predominantly substandard housing areas are larger. In other words, as income decreases, family sizes seem to increase. A corollary finding is that overcrowding appears in 21 percent of the neighborhood dwelling units. Other statistics indicate that out of 24 families interviewed, 7 homes were without bath or shower, 6 were without toilets, and 6 were with no running water inside the structure. Ten dwelling units were renter-occupied, four of which were rented for less than \$40 a month. The survey also showed that 33.3 percent of the families were living on an annual income of less than \$3,000 and 25 percent were living on less than \$2,000. The implication of low income on social outlook cannot be documented accurately; however, it is safe to assume that these conditions hinder the individual and collective betterment efforts of the citizenry.

Recommended Treatment

Aside from mass dilapidation and deterioration found in the concentrated pockets along Bridges Street, the street conditions will require the most attention in this neighborhood. To begin, the streets and most of the access roads should be improved. A number of families living in substandard homes complained to the interviewer about the dirt, mud and dust generated by the unpaved streets. Furthermore, these people indicated that mail delivery service was curtailed due to bad street conditions. The recommended redevelopment of the blighted pockets in this neighborhood must include street paving, street realignment, and greater emphasis on lot sizes and functional orientations.

The area lacks schools, parks, and all other community facilities. These will have to be accommodated alongside housing and street improvements. Since a low-income housing project is anticipated in the vicinity of Columbus Avenue, Pine Dale Avenue, and Maple Street, a neighborhood park is herein recommended in the block formed by Bridges, Lackey, and Thomas Streets. Also, Columbus Avenue should be extended; the six or seven dwellings currently located on this block are all considered dilapidated. After the relocation process has taken place, a park on Columbus Avenue will be very desirable. Such a park will be vital to the developed portion of the neighborhood and will serve as a focus on this rejuvenated area. As the fringe areas of the neighborhood develop further, other parks and playgrounds should be provided. Appropriate and clearly identifiable pedestrian crossings should be built across the heavily used rail lines north and east of the neighborhood, as well as along Main Street and Hamlet Avenue. These actions have to be effectuated in order to safeguard the children who walk to school every day from Neighborhood Four.

The survey showed that 25 percent of the families interviewed live on an annual income of less than \$2,000. Second-generation welfare families, illiteracy, and other evidences of long-continued or widespread human dependency are prima facie evidence of a failure of society and individuals to cope with the problem of poverty. "Blame" for such

phenomenon is far less important than intelligent action to reduce their extent. Such action as recommended for Neighborhood Two, as well as for other depressed areas of Hamlet, is applicable here. Poverty may be most clearly understood as a "problem of certain specific people, whose personal and social characteristics must in some way be altered lest they be condemned to remaining poor."*

* Ornati, Oscar, "Affluence and the Risk of Poverty," in Social Research, Vol. 31, No. 3, New York, 1964, p. 337.

TABLE 5
NEIGHBORHOOD FOUR - SOCIAL AND ECONOMIC CHARACTERISTICS

No. families living in blighted areas interviewed - 24

<u>Family Size</u>	<u>White</u>	<u>Nonwhite</u>	<u>Age Group</u>	<u>White</u>	<u>Nonwhite</u>
1	1	2	Under 5	8	9
2	1	2	5 - 14	10	14
3	4	1	15 - 24	8	7
4	5	1	25 - 34	5	2
5	-	2	35 - 44	11	3
6	3	-	45 - 54	6	4
7	-	-	55 - 64	3	2
8+	-	2	65+	3	2
Total	14	10	Total	54	43

Sex

<u>Breakdown:</u>	<u>White</u>	<u>Nonwhite</u>
Male	30	21
Female	24	22
Average Family Size:	White - 3.86	Nonwhite - 4.30
Overall Average Family Size:	- 4.0	

Family Income

	<u>White</u>	<u>Nonwhite</u>
Under 2,000	1	6
2000 - 2999	6	2
3000 - 4999	4	2
5000 - 6999	2	-
7000 - 7999	1	-
8000+	-	-

Housing

	<u>White</u>	<u>Nonwhite</u>
Renter occupied	3	6
Owner occupied	11	4
Houses with 1.01 or more persons per room	5	
Percent of houses with 1.01 or more persons per room	21%	
Houses with hot and cold water	12	1
Houses with only cold water	2	1
On property but not inside	-	6
No running water	-	2
Houses with flush toilet	14	4
No flush toilet	-	6
With bathtub or shower	13	3
No bathtub or shower	1	7

Rent

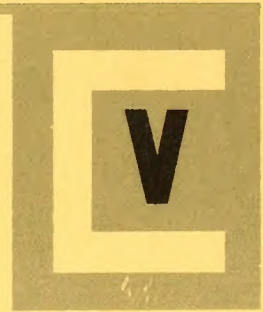
	<u>White</u>	<u>Nonwhite</u>
Less than \$20	-	1
20 - 29	-	2
30 - 39	1	1
40 - 49	-	2
50 - 59	1	-
60 - 69	1	-
70 - 79	-	-

Social Factors

Social factors adversely affecting conditions in Neighborhood Four are:

- 2 venereal disease cases, or 3.1 percent of total (64);
- 13 illegitimate births, or 17.1 percent of total (76);
- 7 juvenile delinquency, or 8.2 percent of total (85);
- 49 crimes against persons, or 13.1 percent of total (374);
- 20 crimes against property, or 8.9 percent of total (225);
- 9 traffic accidents, or 7.2 percent of total (125);
- *50 welfare cases, or 19.3 percent of total (259);
- 11 fire calls, or 7.3 percent of total (151);
- 4 infant mortality, or 20 percent of total (20); and
- 15 school dropouts, or 7 percent of total (214).

CONCLUDING REMARKS



CHAPTER FIVE

Concluding Remarks

This report, a study of blight, has not been confined to structural blight, but has included human blight as well. Future town renewal efforts, geared to the conservation, rehabilitation, and redevelopment of existing substandard units will have to be designed to counteract both physical and social blight at the same time. These two lines of action working together will benefit each other. One without the other would be seriously deficient and doomed to failure.

This study has been written in a way so as to demonstrate that space in the physical sense has a connection with issues of human welfare, such as room for personal growth, economic opportunity and social participation.

Economic opportunities are basic. What happens to welfare problems depends to a great extent upon the growth rate of the national economy and local planning for new industry and for employment diversity. The needs for job training or retraining, adult education, and increased social services for low-income people are clear. Furthermore, these efforts will have to be undertaken on a scale unprecedented in Hamlet's past.

School, church, and neighborhood service programs involving young and old must be created and/or expanded. These programs must aim at helping people to help themselves advance economically. The skills required for urban living, the work habits and motivation necessary for employment will not come suddenly, but deliberate educational efforts in lieu of counsels of patience will speed the process. Nothing short of planned programs will succeed, for personal habits and cultural patterns will not change automatically even with improved housing and higher income.

By setting as the highest priorities the fulfillment of individual potentialities, creation of fuller social and economic opportunities, and development of skills needed for enlarged opportunities, we will hopefully be fostering human capital capable of freeing itself from undesirable environmental situations. This determination does not mean we need less quality housing, good roads, and better community facilities; rather, it means these things can be realized more effectively if we concentrate on assisting people to help themselves.

Housing redevelopment must not only rehouse families in equal or better quarters; it must also help to accomplish the solution of other problems, such as poverty, unemployment, and inadequate education. Efforts of this kind in Hamlet could enable communities elsewhere to develop even better techniques for dealing with the problems.

Three key issues in planning for comprehensive development are how best to interact with the larger problems of education, employment, and systems of social institutions. These matters are especially difficult when these problems are acute and exhibit a tendency to perpetuate poverty and despair. While each of these has environmental aspects, the primary concentration must be in terms of program ingenuity, supporting legislation, and financial aid. The focus, for example, in education is not the school plant, though it includes it. The focus is the program, the quality of the teaching, and the ingenuity in reaching the children effectively and motivating them. The focus in employment is not the industrial area or transportation facilities, though it includes these as well. The focus is an advancing technology, consumption patterns, manpower development, the elimination of discriminatory practices, and trade or fiscal policies. The focus on the system of social institutions is not the economically imbalanced community as much as it is the whole set of built-in attitudes which must be dealt with through political and social accommodations.

What we are going to do about people is the "function." The physical environment constitutes "form." Form follows function. This is how Hamlet officials must solve these

issues, namely, by tailoring the physical environment (form) to fit the needs of the people (function).

While Hamlet has many adequate and even good facilities, it lacks many of the programs necessary to carry out effective planning and implementation. This condition should be remedied. A list of helpful tools that should be considered in this endeavor is appended at the conclusion of this chapter.

Helpful Tools

Community Facilities:

There are a great number of Federal programs that provide for technical assistance, planning, and financial assistance in the development, construction, and operation of community facilities of a public or quasi-public nature. These programs are self-explanatory.

Social Rehabilitation:

The purpose of rehabilitation programs is to provide technical and financial assistance in the development and operation of community social rehabilitation endeavors. They also include assistance measures for developing and testing new or improved means of social rehabilitation.

Citizenship Training:

The programs pertaining to citizenship training are designed to provide technical and financial assistance to be used for increasing the participation and effectiveness of citizens in their role in society.

Vocation and Job Training:

These programs are designed to help people obtain vocational and job training, and provide technical and financial assistance in the development and operation of vocational and job training programs. Its object is to stimulate and support community efforts to expand employment opportunities.

Basic Education:

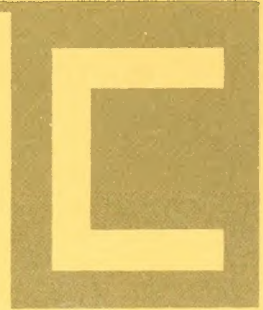
The programs outlined in this topic provide basic education for school dropouts and for adults in need of basic education.

Job Opportunity:

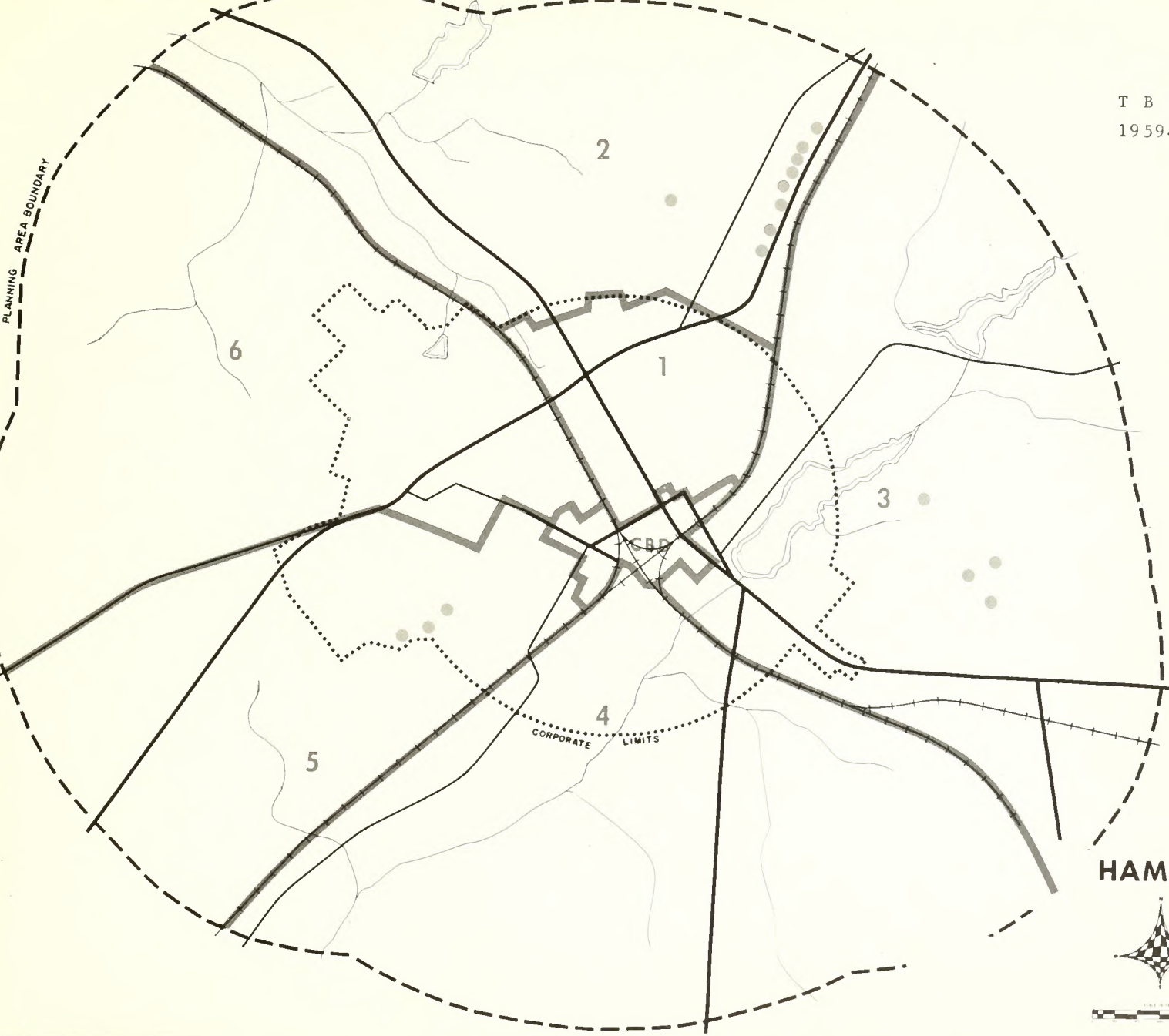
These programs provide assistance to people in locating employment.

These and other programs aiding communities to meet economic and social goals may be found in some detail in the Catalog of Federal Programs for Individual and Community Improvement, Office of Economic Opportunity, Washington, D. C., 1965. Copies of the above catalog should be obtained and placed in the Town Hall for public use.

APPENDIX



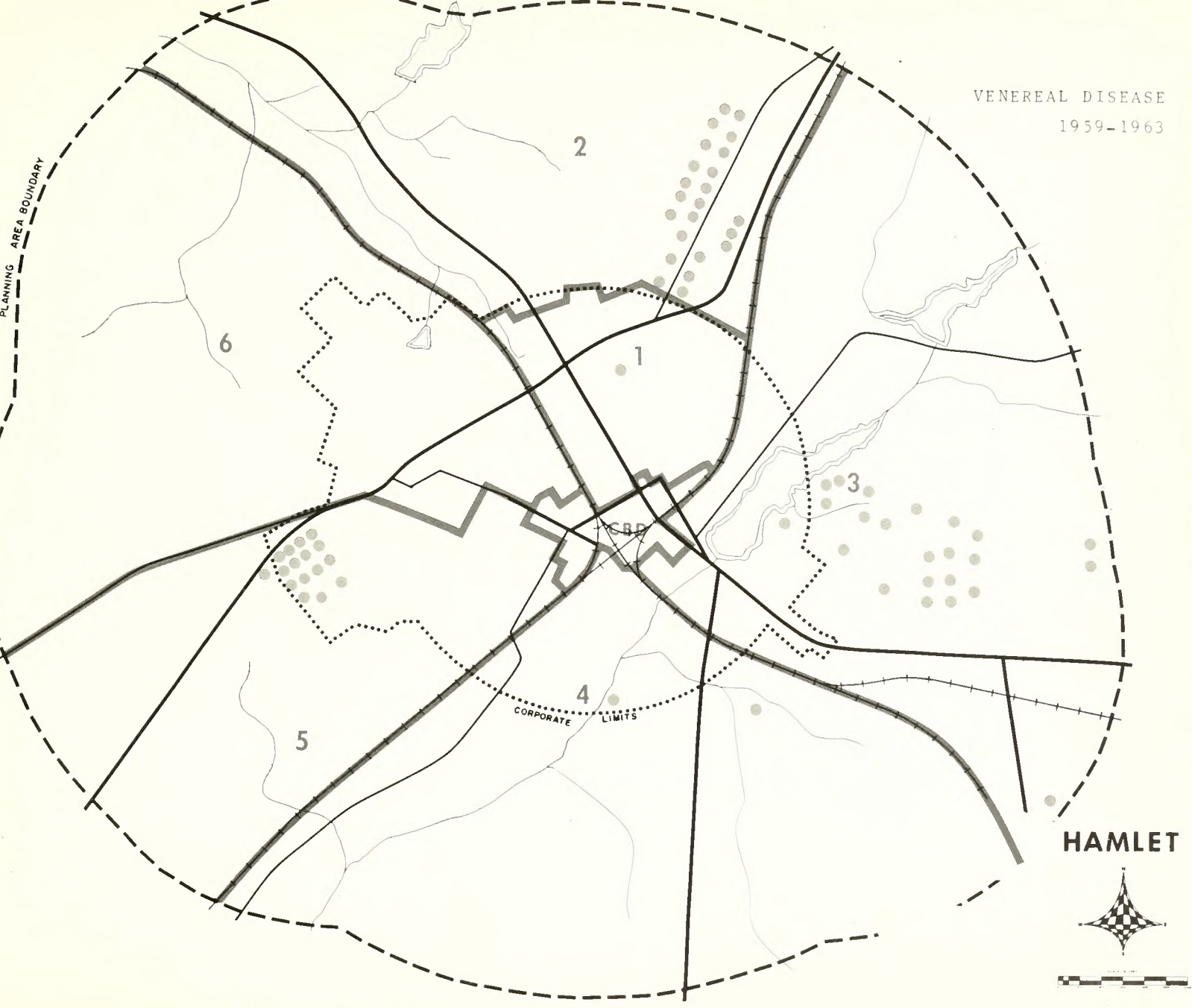
T B CASES
1959-1963



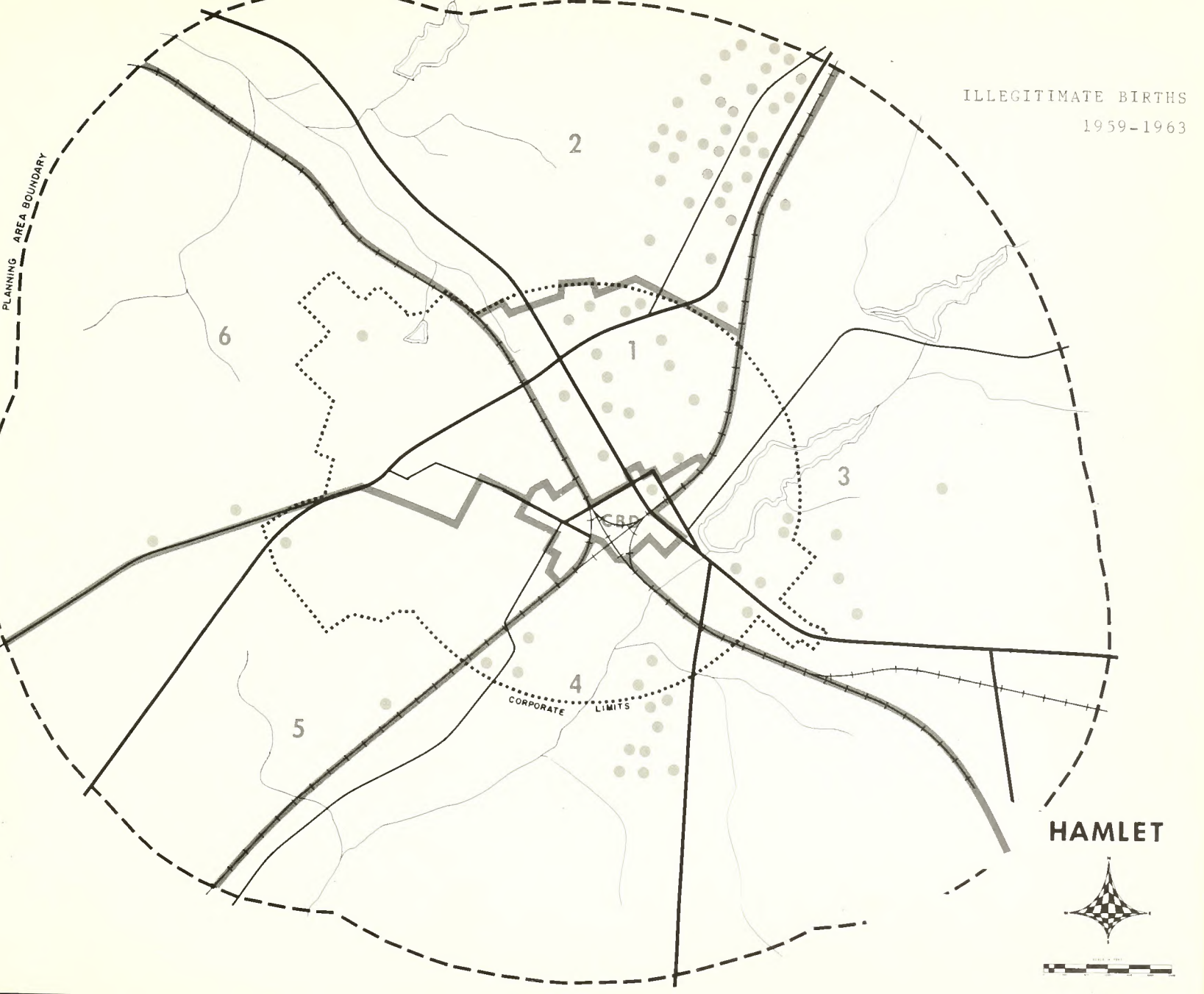
HAMLET



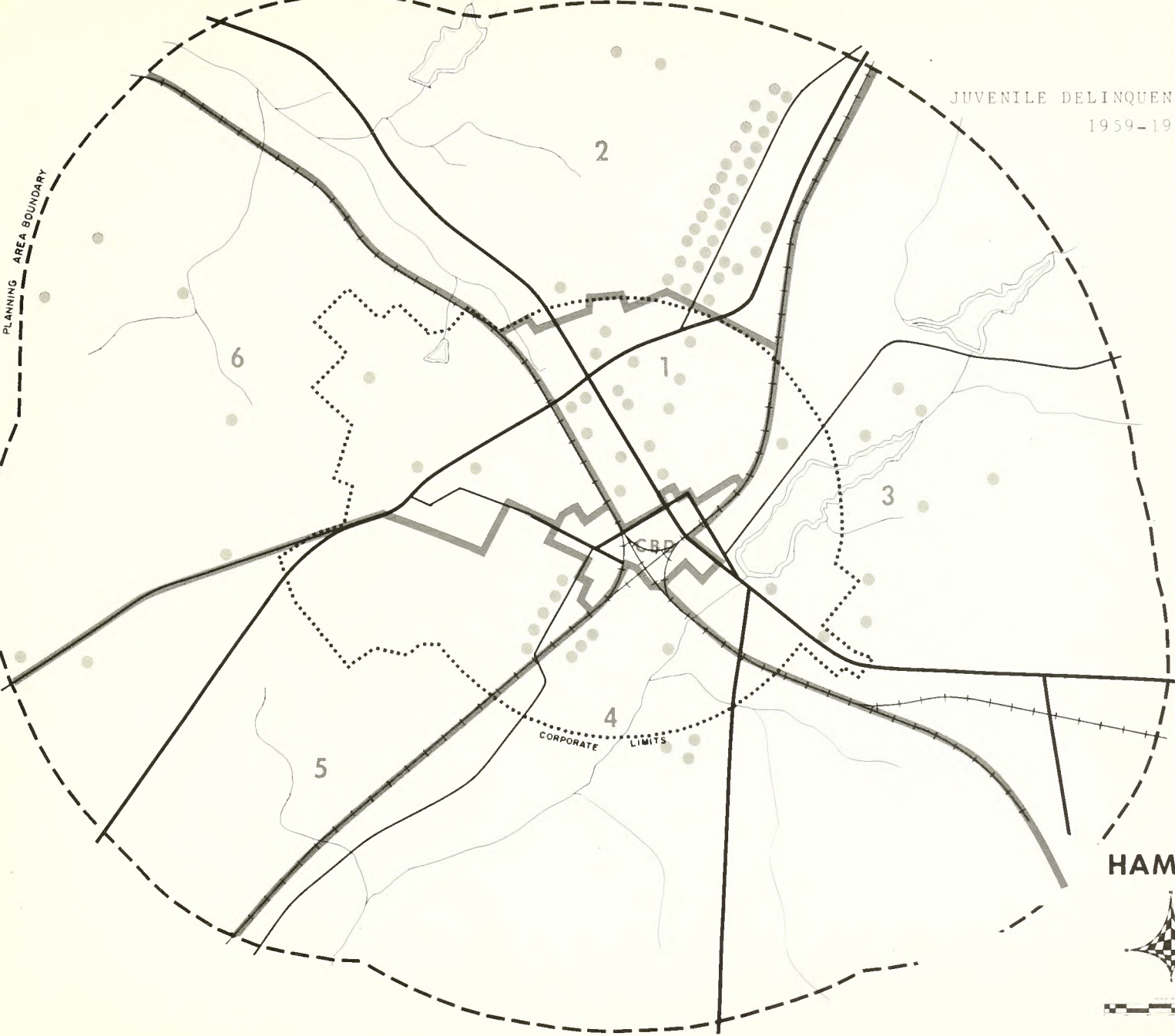
VENEREAL DISEASE
1959-1963



ILLEGITIMATE BIRTHS
1959-1963



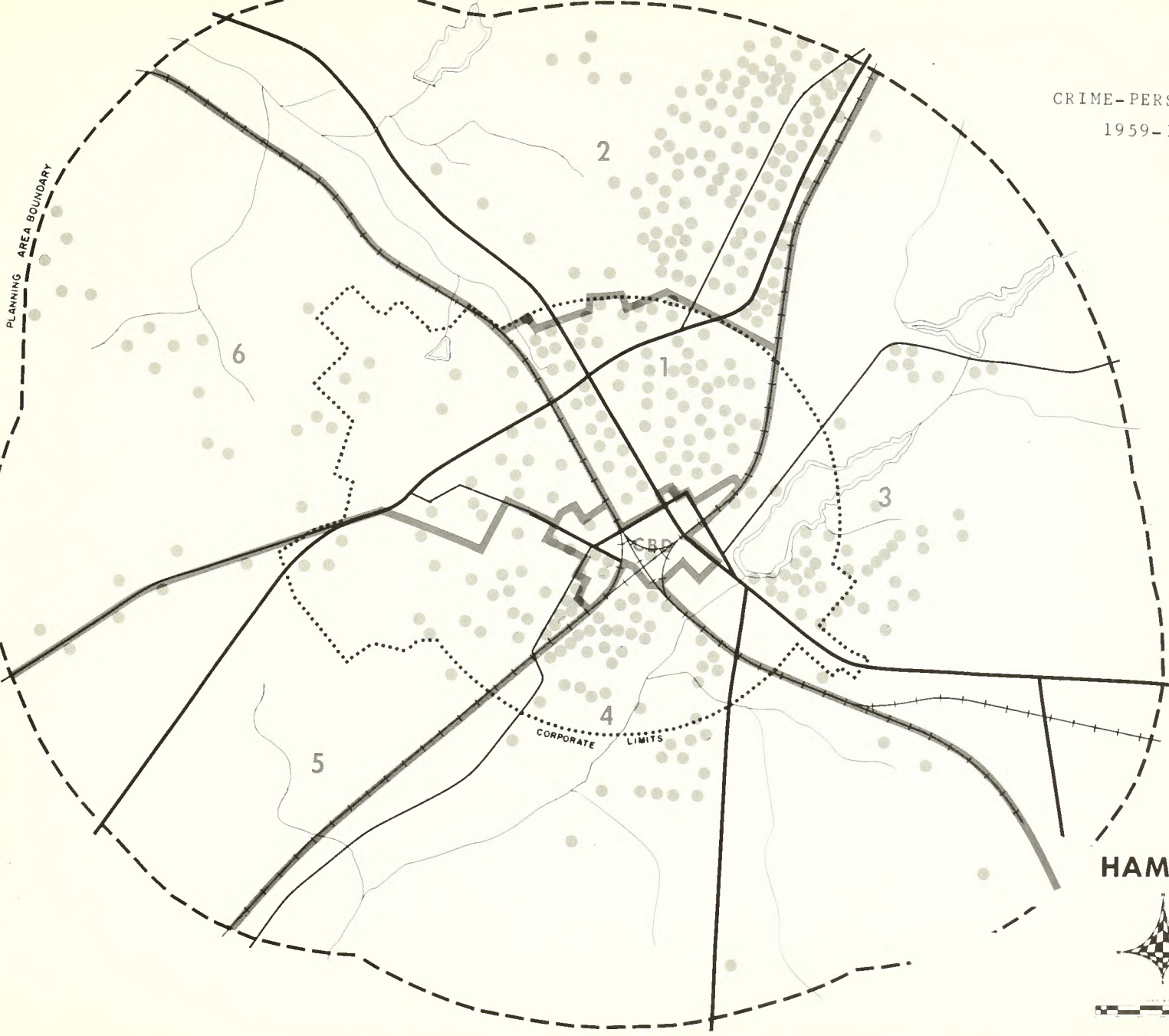
JUVENILE DELINQUENCY
1959-1963



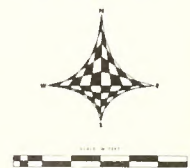
HAMLET



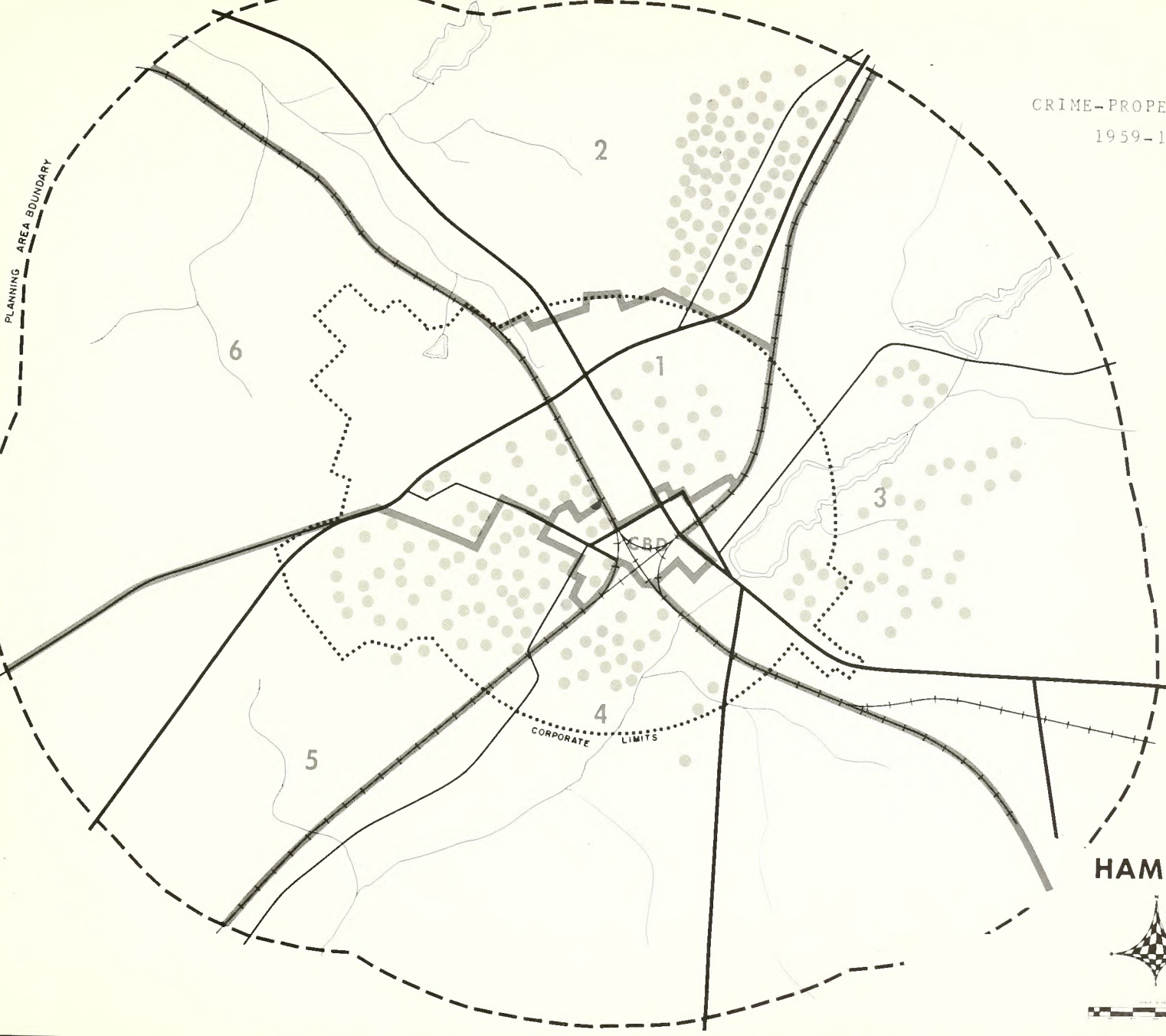
CRIME-PERSONS
1959-1963



HAMLET



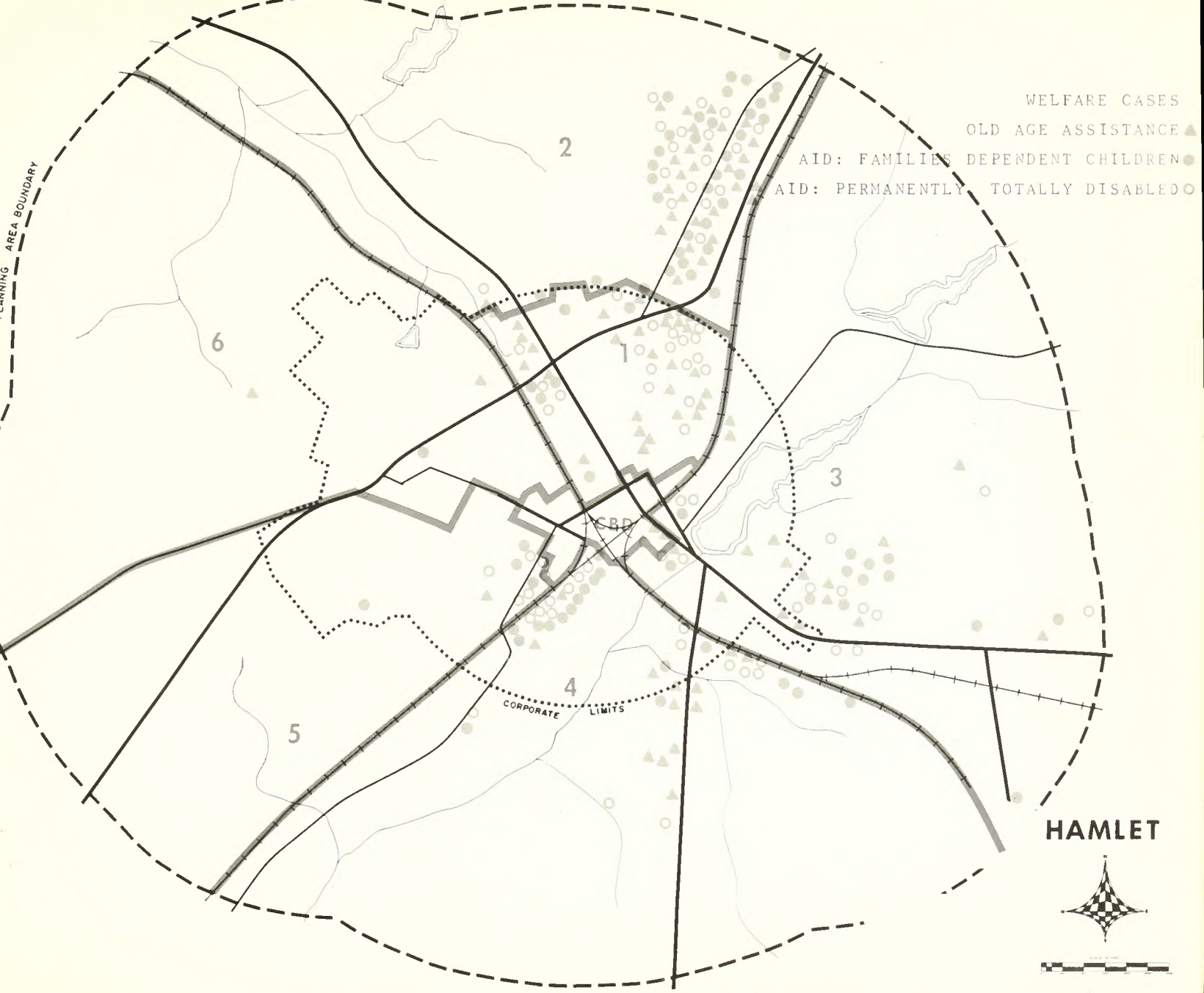
CRIME-PROPERTY
1959-1963



HAMLET



PLANNING AREA BOUNDARY



WELFARE CASES

OLD AGE ASSISTANCE ▲

AID: FAMILIES DEPENDENT CHILDREN ●

AID: PERMANENTLY TOTALLY DISABLED ◻

2

6

1

3

4

5

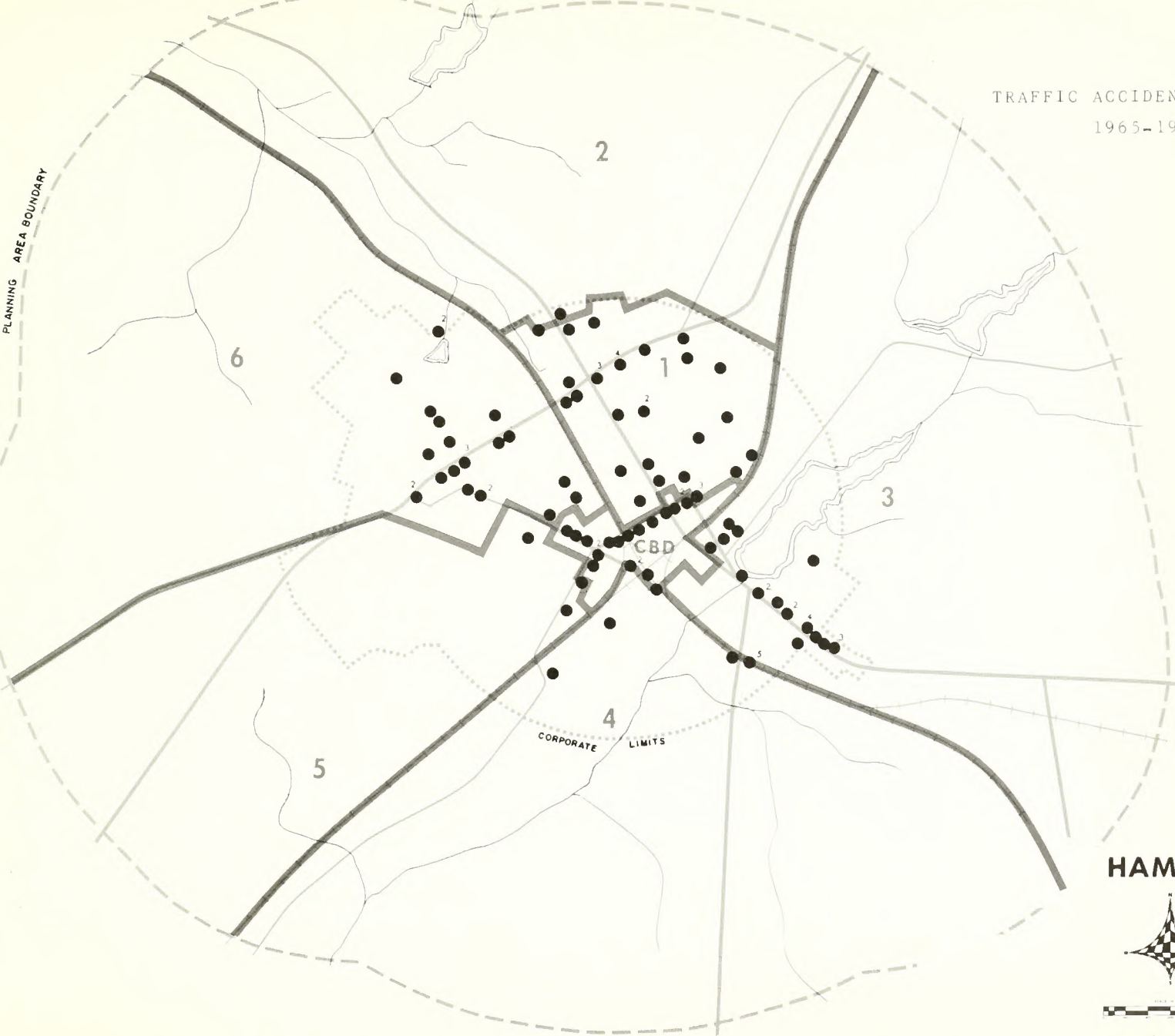
CORPORATE LIMITS

CBD

HAMLET



TRAFFIC ACCIDENTS
1965-1966



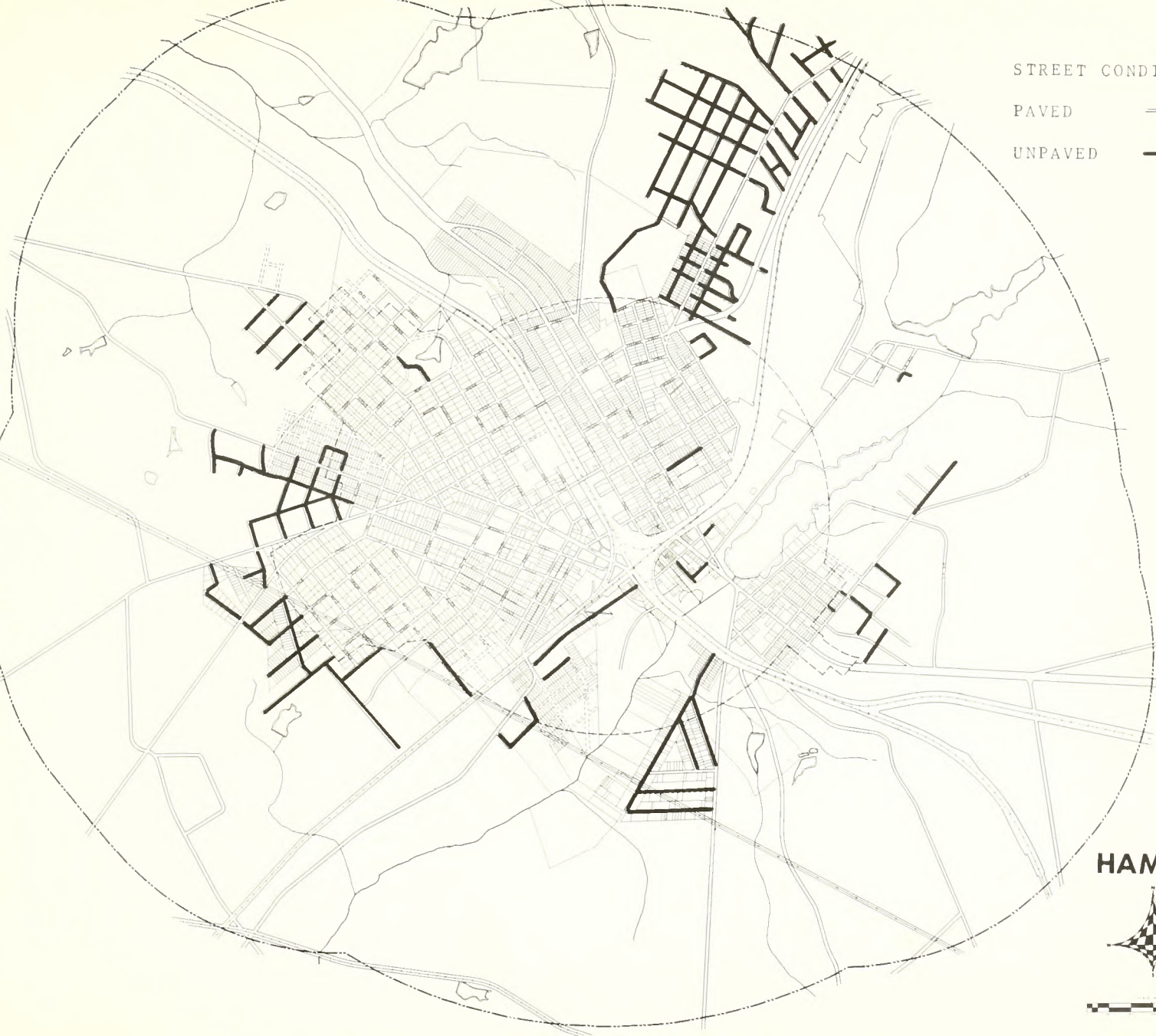
HAMLET



STREET CONDITIONS

PAVED 

UNPAVED 



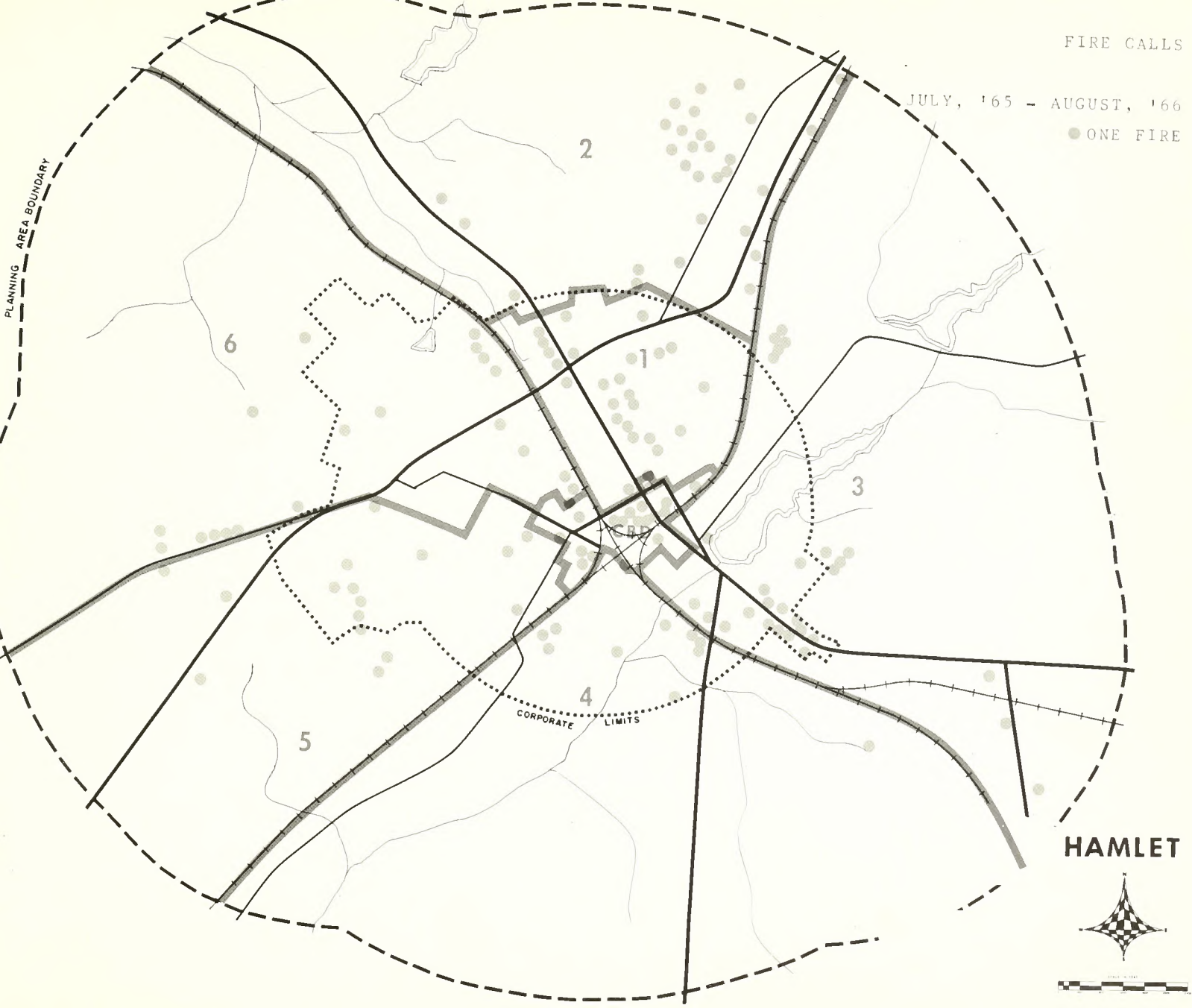
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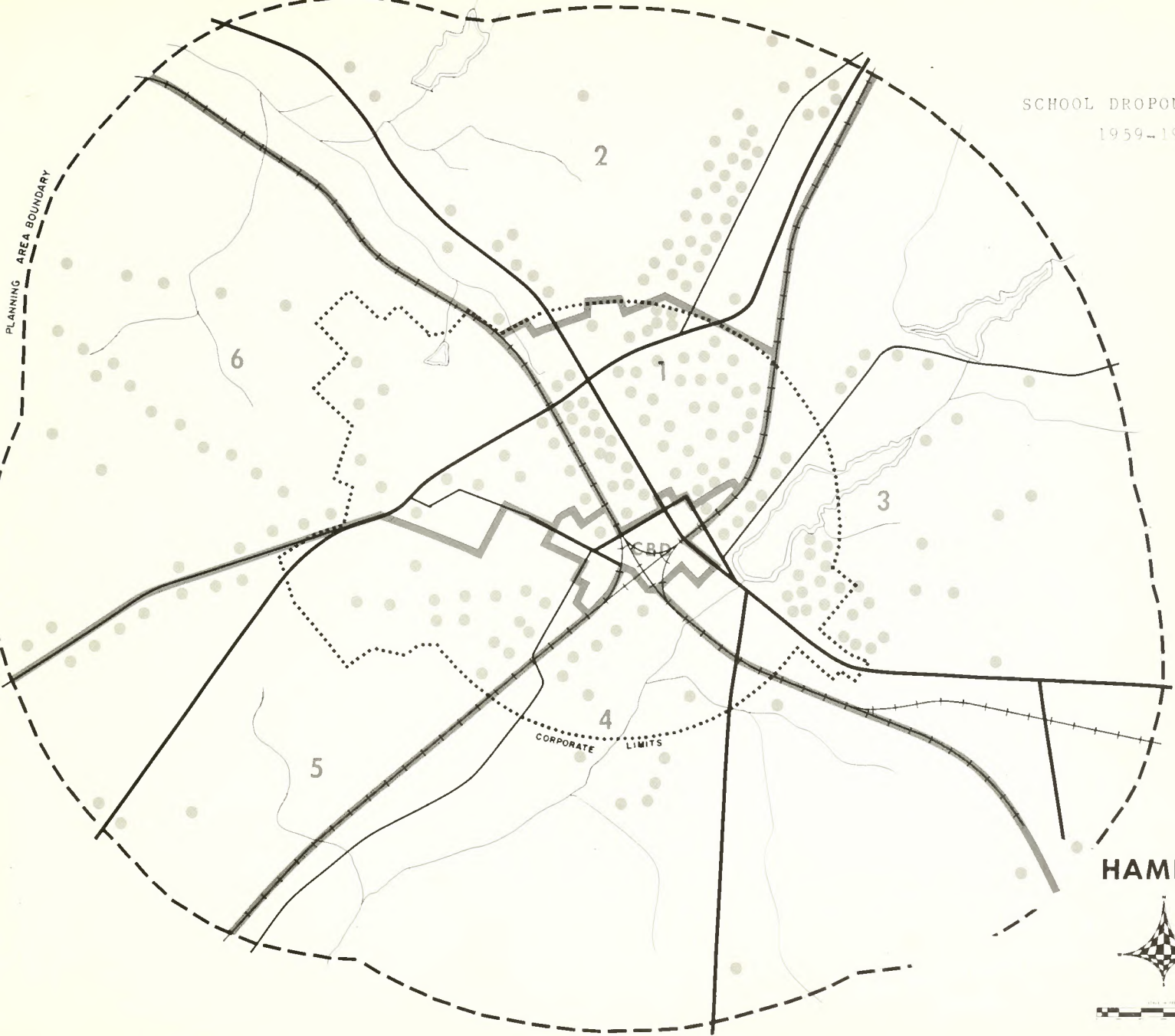
FIRE CALLS

JULY, '65 - AUGUST, '66

● ONE FIRE



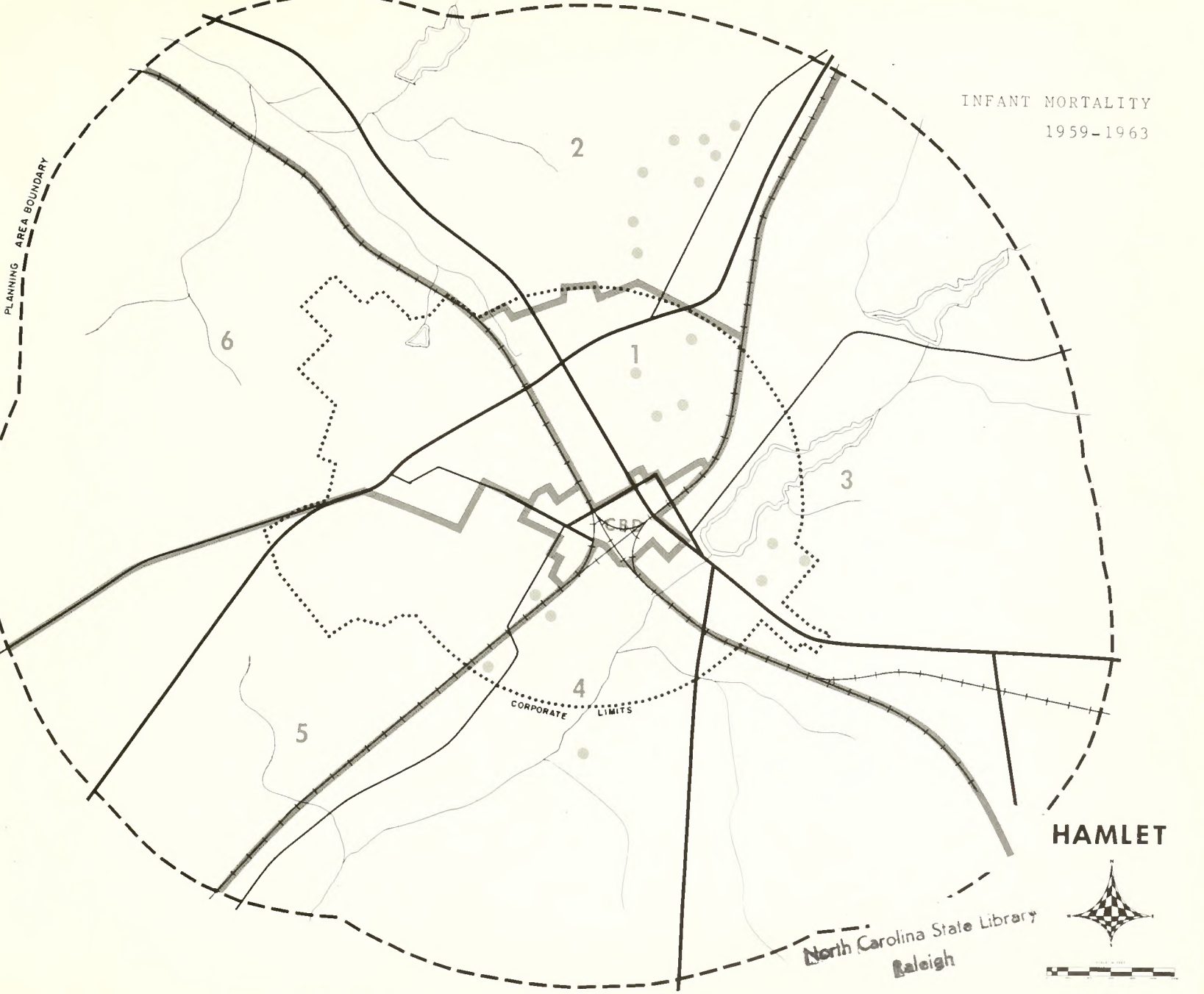
SCHOOL DROPOUTS
1959-1964



HAMLET



INFANT MORTALITY
1959-1963



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